

# FOR SALE

**OFFICE WAREHOUSE  
6250 SQ. FT. +/-**



**Highway 70  
25 Westside Village  
Columbiana, Al 35051**

***Special Features:***

- **6250 sq. ft. +/- Office/Warehouse**
- **1.46 +/- Acres**
- **Located on Hwy 70**
- **6.7 miles from I-65, exit 231**

***Sales Price: \$389,000.***

**RealtySouth**

Shelby Commercial Division  
3170 Highway 31 South  
Pelham, Alabama 35124



***Debbie Seale***

**Direct Line: 205-620-2712  
Voice Mail: 205-244-0162**

# FOR SALE

**6250 Sq. Ft. +/- Office/Warehouse**

**1.46 Acres +/-**

*25 Westside Village  
Highway 70  
Columbiana, AL 35051*

**Price: \$389,000.**

**Lot:**

- 1.46 +/-
- 215 ft +/- road frontage on Hwy 70
- Excess land approximately 31,000 sq. ft +/-

**Office/Warehouse:**

- 6250 sq. ft. +/-
  - 3750 sq. ft. +/- Heated and Cooled
  - 2500 sq. ft. +/- Warehouse
- 20 ft. eaves, 2 12'X14' roll up doors

**Utilities Available:** Sewer, Electricity, Gas, Water

**Taxes: \$1940**

**Special Features:**

- Only 6.7 miles from I-65, exit 231
- Located on Highway 70
- Large lot with 215 ft of road frontage

**P.I.D.: 21-8-28-0-000-001.007**

**Directions:** Take I-65 south to exit 231, Calera. Turn left onto Hwy 31. Go approximately 1 mile and make a right onto Hwy 70. Go 6.7 miles. Parcel is on the right.

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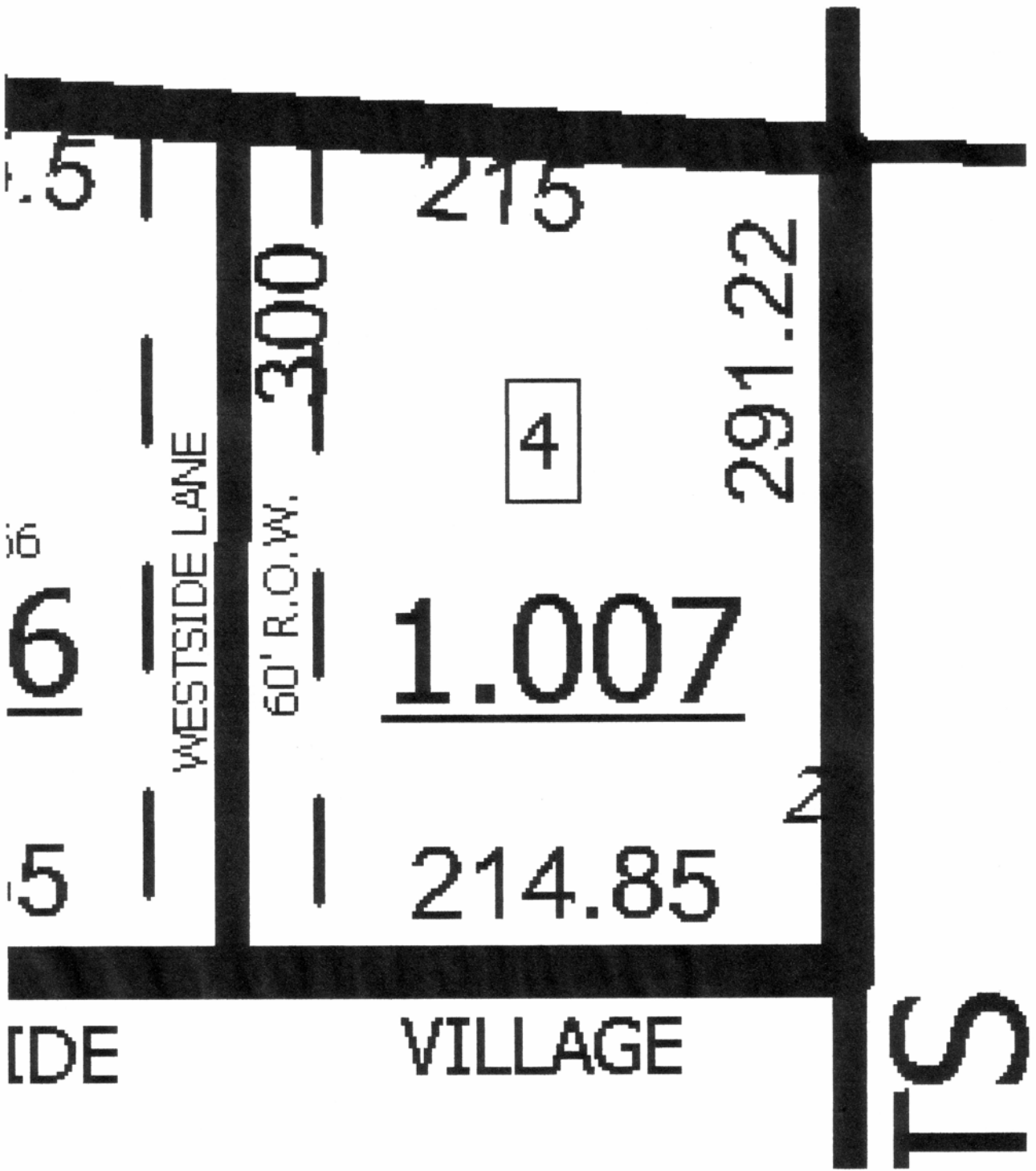
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