

# FOR LEASE

## 12,000 +/- SQ. FT. WAREHOUSE



**5262 B HIGHWAY 70  
CALERA, AL 35040**

**SPECIAL FEATURES:**

- MINUTES FROM I-65, EXIT 231, CALERA
- 2 DRIVE IN DOORS, 1 DOCK HIGH
- ZONED M-1
- PLENTY OF PARKING AND OUTSIDE STORAGE

---

**RealtySouth**<sup>TM</sup>  
COMMERCIAL SALES & LEASING

***Debbie Seale, CCIM***

***Direct Line: 205-620-2712***

***Fax: 205-877-6095***

***E-mail: [dseale@realtysouth.com](mailto:dseale@realtysouth.com)***

---

All information herein from sources deemed reliable; however, purchaser should verify all information. RealtySouth and or it's agents are not responsible for any errors and/or omissions, change of price or terms, prior sale or lease, or withdrawal without notice

# **FOR SALE**

## **12,000 Sq. Ft. +/- WAREHOUSE**

**5262 B HIGHWAY 70  
CALERA, AL 35040**

**LEASE PRICE: \$3,000/MONTH (OWNER PAYS FOR BLDG INS. AND  
PROPERTY TAXES)**

### **BUILDING:**

- **WAREHOUSE : 12,000 SQ. FT. +/-**
  - **20-22 FT. EAVES**
  - **2 DRIVE IN DOORS AND 1 DOCK HIGH**
  - **METAL SIDING**

**LOT: LARGE LOT WITH PLENTY OF PARKING AND OUTSIDE STORAGE**

**ZONED: M-1**

**UTILITIES AVAILABLE: ELECTRICITY, WATER, BUILDING PRESENTLY ON  
SEPTIC TANK**

**DIRECTIONS: FROM BIRMINGHAM TAKE I-65 SOUTH TO EXIT 231. MAKE A LEFT  
ONTO HWY 31. GO APPROX .5 MILES AND TAKE A RIGHT ONTO HWY 70. DRIVE  
APPROX 3 MILES AND LOOK FOR PROPERTY ON THE LEFT.**

---

***Debbie Seale, CCIM***

***Direct Line: 205-620-2712***

***Fax: 205-877-6095***

***E-mail: [dseale@realtysouth.com](mailto:dseale@realtysouth.com)***

***RealtySouth***™  
COMMERCIAL SALES & LEASING

---

**All information herein from sources deemed reliable; however, purchaser should verify all information.  
RealtySouth and or it's agents are not responsible for any errors and/or omissions, change of price or terms,  
prior sale or lease, or withdrawal without notice.**