

# FOR SALE OR LEASE

**3165 Dublin Lane**

Bessemer, AL 35022

**Colliers**  
INTERNATIONAL



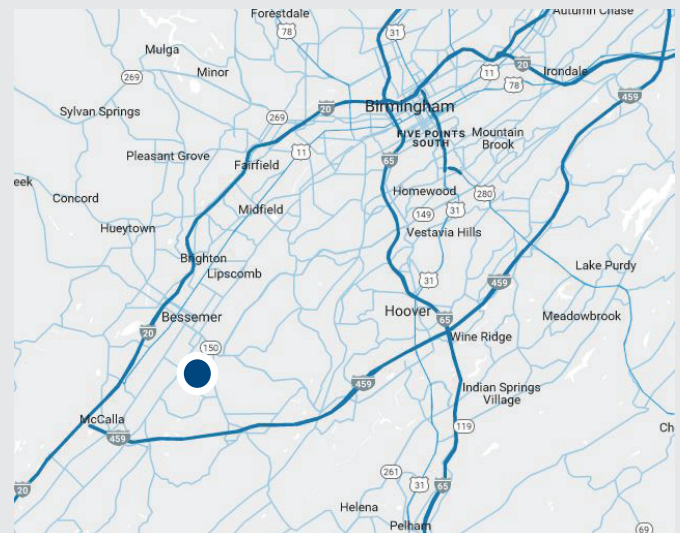
## Property Overview

- Total Building SF:  $\pm$ 19,200 SF
- Office SF:  $\pm$ 18,350 SF
- Warehouse SF:  $\pm$ 850 SF
- Site Area:  $\pm$  2.0 Acres, Zones I-1

## Property Details

- 2007 renovation, excellent condition
- 21' clear ceiling height
- 12' x 14' grade and graveled yard
- Fenced, graded and graveled yard
- 2 story office with elevator
- 22' x 32' computer room, Fike FM-200 fire suppression system
- 40' x 40' training room
- 33' x 38' file storage room
- 3 phase power, 800 amps

## Location Map



## Contact Us

TRIPP ALEXANDER, CCIM, SIOR  
+1 205 949 5989  
[tripp.alexander@colliers.com](mailto:tripp.alexander@colliers.com)

JOE AZAR  
+1 205 949 2692  
[joe.azar@colliers.com](mailto:joe.azar@colliers.com)

**Sale Price:** **\$1,000,000.00**

**Lease Rate:** **\$7.50/SF, NNN**

COLLIERS INTERNATIONAL  
880 Montclair Road, Suite 250  
Birmingham, AL 35213  
+1 205 445 0955  
[www.colliers.com](http://www.colliers.com) | [alabama](http://alabama)



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880 Montclair Road, Suite 250  
Birmingham, AL 35213  
+1 205 445 0955  
[www.colliers.com](http://www.colliers.com) | [alabama](http://alabama)