# FOR SALE OR LEASE

3165 Dublin Lane

Bessemer, AL 35022



## **Property Overview**

• Total Building SF: ±19,200 SF

• Office SF: <u>+</u>18,350 SF

Warehouse SF: <u>+</u>850 SF

• Site Area: ± 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

Sale Price: \$1,000,000.00

Lease Rate: \$7.50/SF, NNN

#### **Location Map**



#### **Contact Us**

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