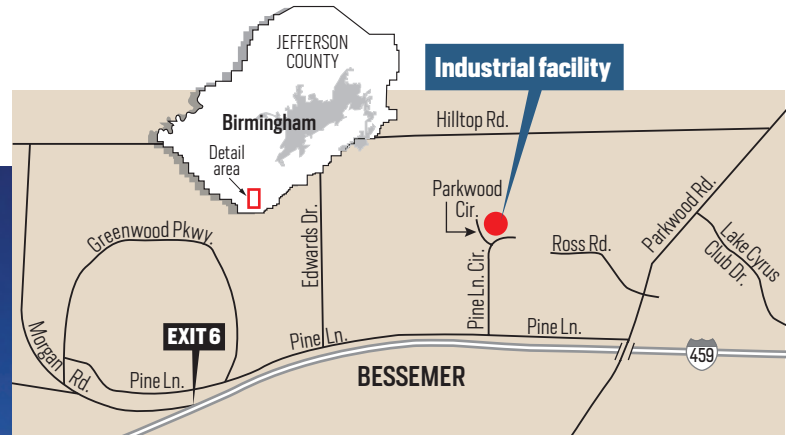


INDUSTRIAL FACILITY

LEASE
PRICE
\$8,795
nn

SALE PRICE
REDUCED
TO:
\$925,000

**5539
Parkwood Circle
Bessemer, AL**



Facility size: 18,356 sq. ft.
Office: 3,711 sq. ft. (two floors)
Land size: 1.5 acres
Additional 1.1 acres: now \$85,000
Zoning: I-2 Light manufacturing
Year built: 1999
Construction: Pre-engineered metal and concrete

Warehouse: 14,645 sq. ft., heated and cooled
Electrical: 800 amps, 208/120 volts, 3 phase
Loading: One 14'6" x 10'6" dock-high with leveler
One 14'6" x 15' drive-in
One 10' x 13' drive-in
Ceiling height: Estimated at 28 ft. center, 22 ft. eaves
Remarks: Extra land for parking or outside storage

The information above has been obtained from sources believed reliable. However, J. Key Properties, LLC makes no guarantee, warranty, or representation about its accuracy. It is the potential purchaser or tenant's responsibility to independently confirm its accuracy.

Jack Key, SIOR, EXCLUSIVE AGENT

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