

4505 HIGHWAY 31 SOUTH

DECATUR, AL

FOR LEASE - PROFESSIONAL OFFICE/WAREHOUSE SPACES

Parker
Real Estate, LLC

SEE RATES BELOW



DETAILS:

- MULTI-USE WAREHOUSES, ALL WITH HEATED/COOLED FRONT OFFICES
- ZONING: M-1—INDUSTRIAL DISTRICT
- STRUCTURES: 2

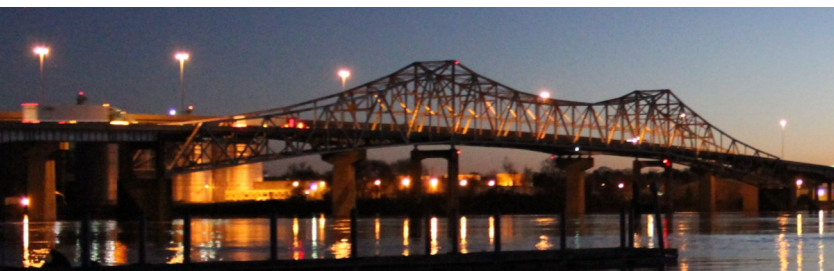
BLDG ONE - SUITE A: \$1,000.00 / PER MONTH, 2400 SQ FT, TWO LARGE 12' ROLL UP DOORS, SEPARATE AREA WITH SINKS AND WATER FOUNTAIN

BLDG TWO - SUITES C & D: \$750 PER MONTH FOR BOTH SUITES, 1600 SQ FT, TWO 10' ROLL UP DOORS (EASILY DIVIDED INTO TWO 800 SQ FT SPACES, \$400.00/ MONTH/ PER SUITE)

- \$50 WATER ALLOWANCE INCLUDED
- ADA RESTROOMS IN ALL SUITES

Parker
Real Estate, LLC

PEGGY CARDEN, AGENT
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.318.2771c 256.353.1112o
pcarden@parker-realestate.com



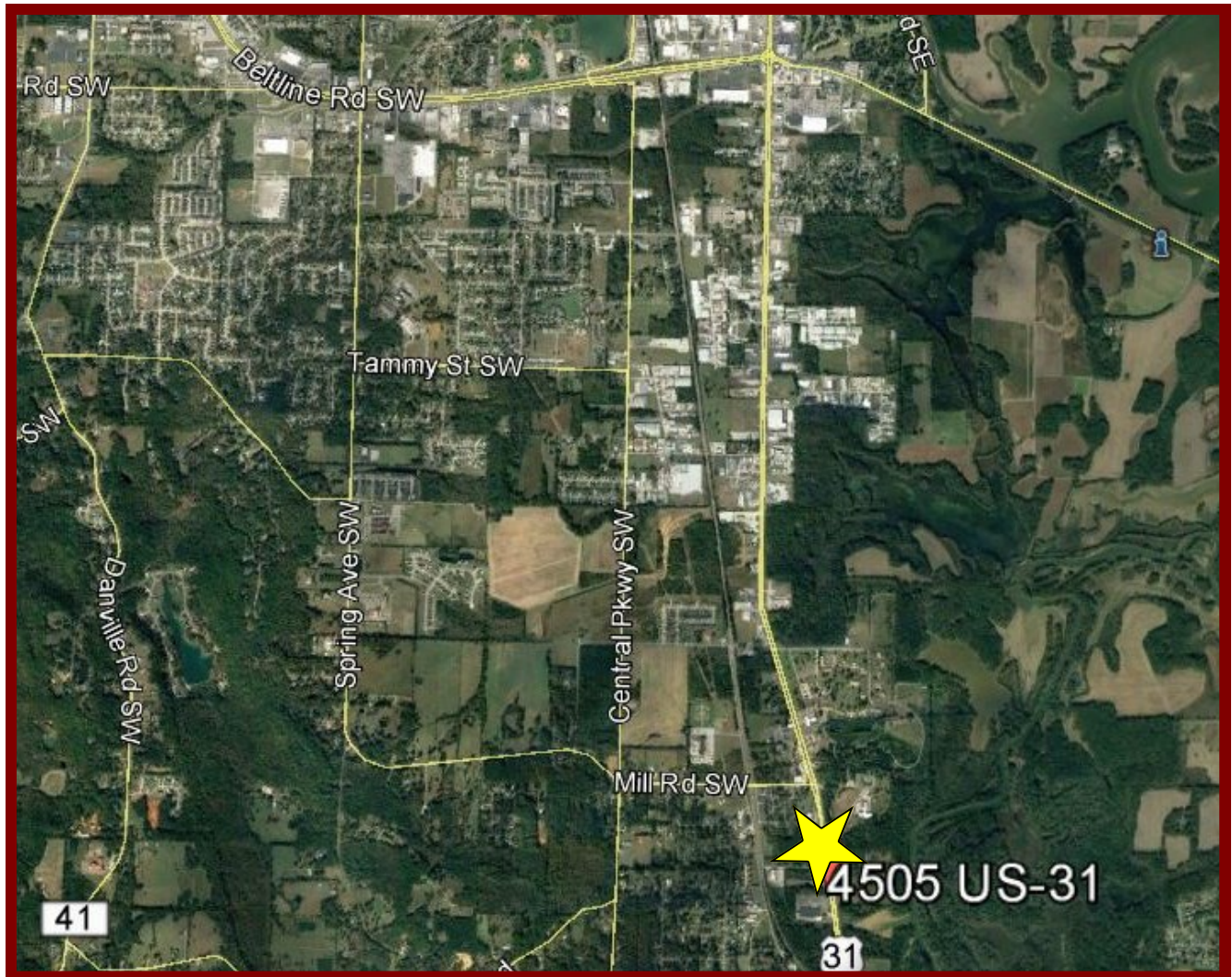
4505 HIGHWAY 31 SOUTH

DECATUR, AL

FOR LEASE - PROFESSIONAL OFFICE/WAREHOUSE SPACES

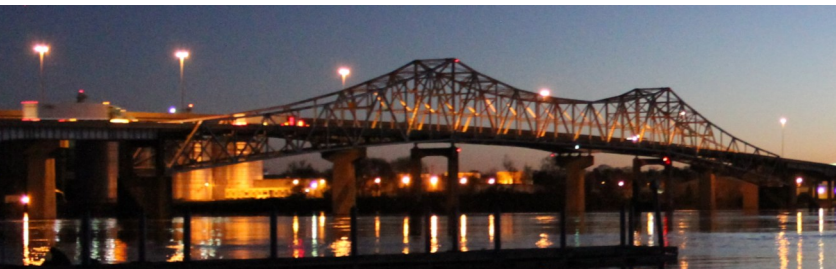
Parker
*Real Estate*_{LLC}

LOCATION



- LOCATED ON HIGHWAY 31 SOUTH DECATUR, BETWEEN DECATUR AND HARTSELLE
- SHORT DRIVE TO BELTLINE RD, I-65 & DOWNTOWN HARTSELLE
- HIGH TRAFFIC HIGHWAY

Parker
*Real Estate*_{LLC}



PEGGY CARDEN, AGENT
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.318.2771c 256.353.1112o
pcarden@parker-realestate.com

4505 HIGHWAY 31 SOUTH

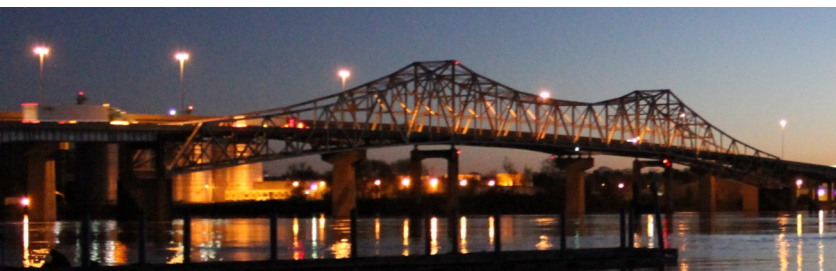
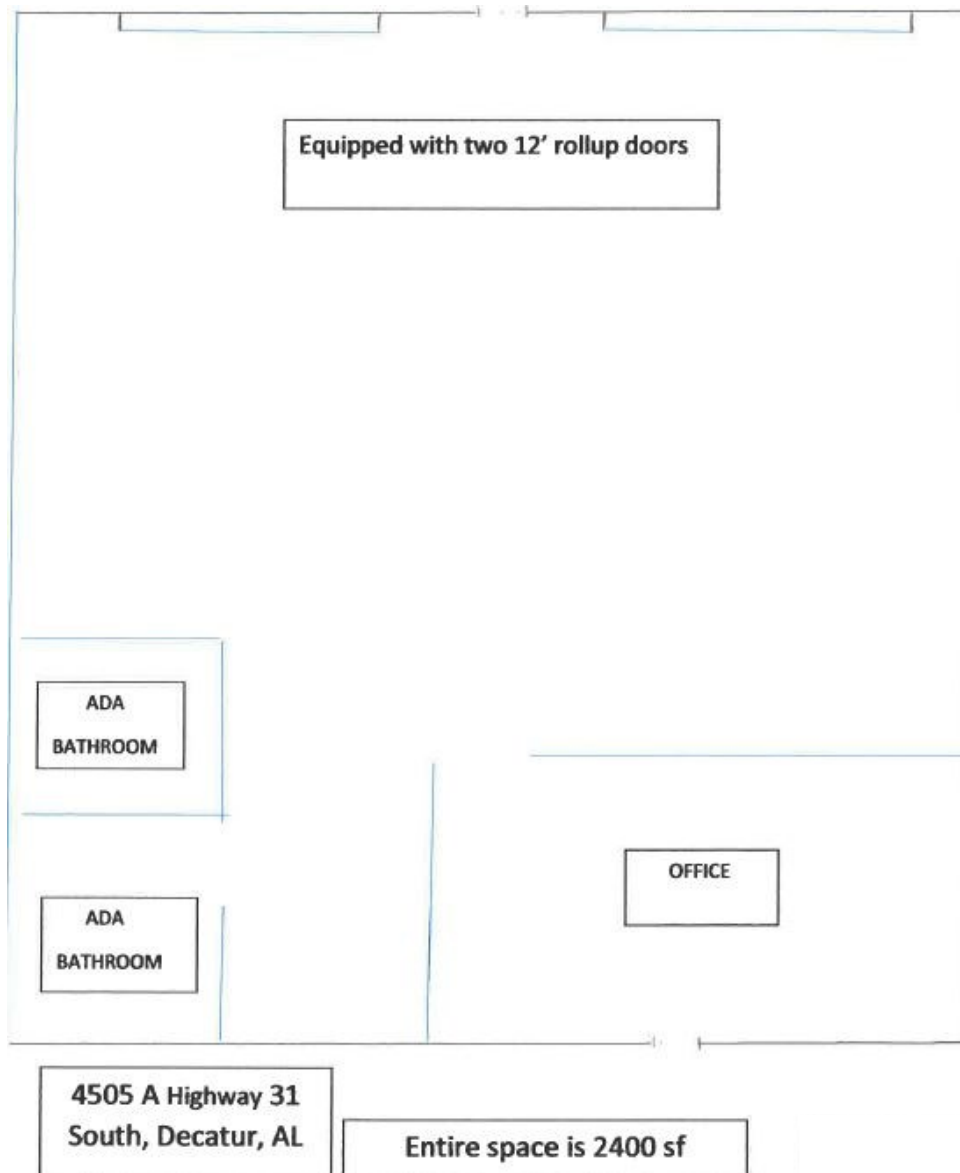
DECATUR, AL

FOR LEASE - PROFESSIONAL OFFICE/WAREHOUSE SPACES



SUITE A LAYOUT

Not to Scale



PEGGY CARDEN, AGENT
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.318.2771c 256.353.1112o
pcarden@parker-realestate.com

4505 HIGHWAY 31 SOUTH

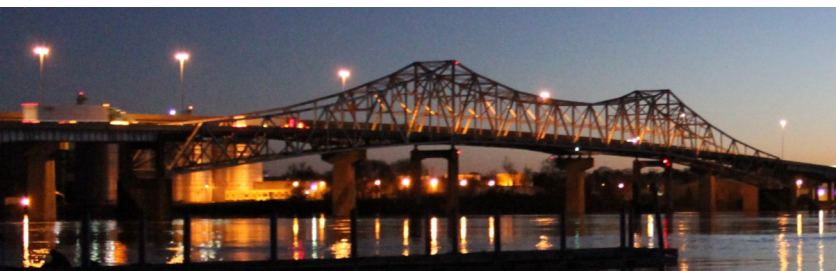
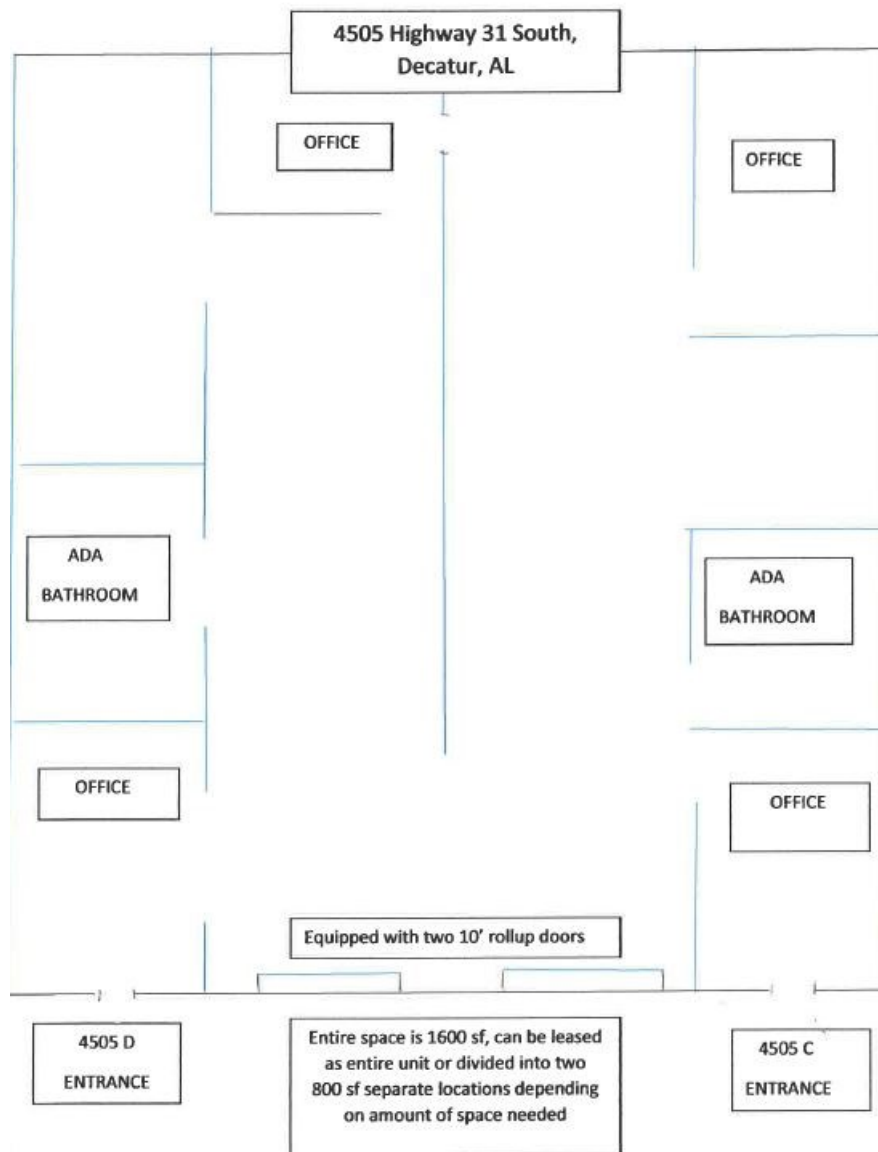
DECATUR, AL

FOR LEASE - PROFESSIONAL OFFICE/WAREHOUSE SPACES



SUITES C&D LAYOUT

Not to Scale



PEGGY CARDEN, AGENT
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.318.2771c 256.353.1112o
pcarden@parker-realestate.com

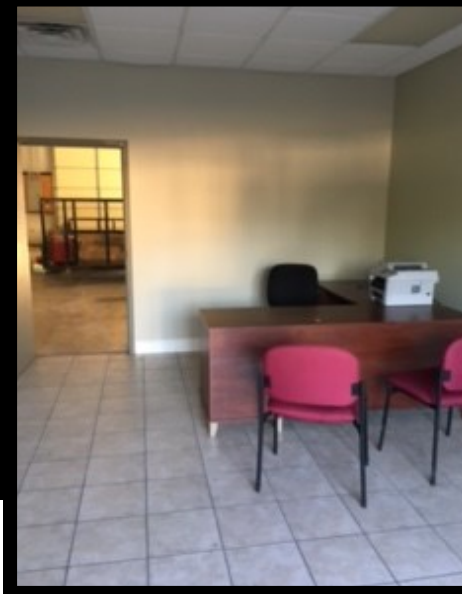
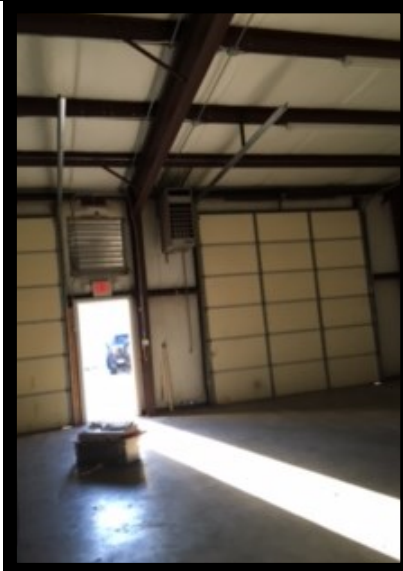
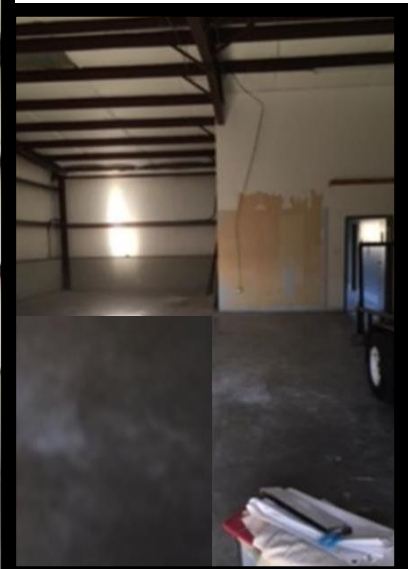
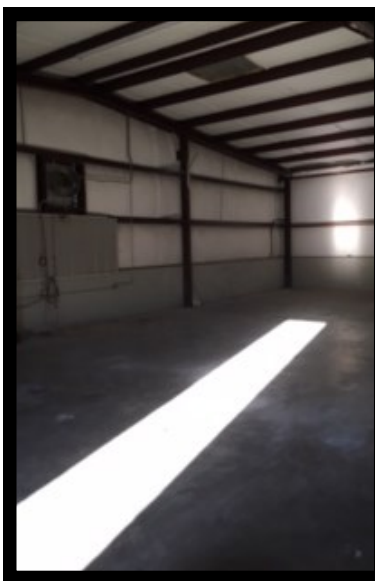
4505 HIGHWAY 31 SOUTH

DECATUR, AL

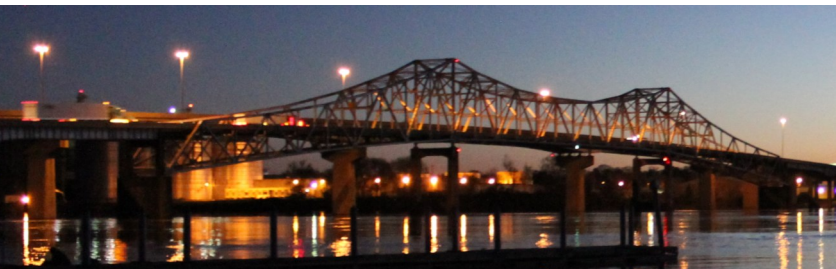
FOR LEASE - PROFESSIONAL OFFICE/WAREHOUSE SPACES

Parker
Real Estate, LLC

ADDITIONAL PICTURES



Parker
Real Estate, LLC



PEGGY CARDEN, AGENT
PARKER REAL ESTATE, LLC
401 GRANT STREET, SE - DECATUR AL 35601
256.318.2771c 256.353.1112o
pcarden@parker-realestate.com