

# OFFICE BUILDING & WAREHOUSE FOR SALE



**85 Spectrum Cove  
Alabaster, AL 35007**

**← OFFICE BLDG**



- New construction, 16,000± Sq. Ft. Class A Office Building, card reader access, 24hour video surveillance, state of the art conference rooms, video presentation links, elevator, gated access, etc.
- 8,000± Sq. Ft. warehouse, 3 phase , 440Volt, one dock high door, several grade high doors. Supervisor office.
- Outside storage lot, total acreage of property is 4.308± acres
- Part of the Airpark Development in Alabaster, protective covenants
- Convenient access to Interstates, Airport, Lodging, retail & restaurants

- Across from the Shelby County Airport
- Three separate points of access to Interstate 65
- Six minutes from the National Weather Service
- Four minutes from Alabama Power General Services Complex
- Forty minutes from State of Alabama Emergency Management Agency
- Eighteen minutes from Shelby County Emergency Management Agency



**R013112PP**

Information deemed reliable but not guaranteed.

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