

BUILDINGS FOR SALE

HIGHWAY 280 / GREYSTONE / SHELBY COUNTY

\$3,220,000

Picture is for illustration purposes only: for actual building photos, floorplans, and location please call agent. Confidentiality agreement required. Owner retiring, does not want to disturb existing tenants



- **CONFIDENTIAL** — BUILDING FOR SALE — 35242 zip code — Address not disclosed — Call agent for details
- *Almost 200 feet Highway 280 frontage - - - Unincorporated Shelby County currently zoned O&I - - - Owners retiring!*
- Approx. 17,000± SF contiguous buildings situated on approx. 1.4± acres, currently used as office/flex space with roll up doors
- (additional 2.0± acres of land adjacent to property is available separately, same owner)
- Multi-tenant building with short term leases—highest and best use owner occupancy, retail re-development, medical complex, data center, child care, assembly, single or multi-tenant facility, health and fitness, and more.
- **Industrial/Flex components: Six each dock high roll up doors, one grade level loading dock RARE FIND IN THIS TRADE AREA**
- Superior quality construction, concrete block construction on slab with brick exterior, approximately 14 feet to roof deck
- High efficiency mechanical systems: Water Source Heat Pump, 32 zones which are also controlled remotely by desktop or smartphone. Average monthly utility bill **only \$2,490 month for 17,000± SF** Lighting recently upgraded to High Efficiency LED lighting systems.
- High efficiency water systems: three gal power flush diaphragm toilets, on-site wastewater treatment system.
- Roof recently replaced with 25 year Modified Bitumen System with additional insulation added
- HVAC system recently replaced with state of the art cooling tower, air handlers and piping.
- Fantastic opportunity for owner occupant to acquire a building well below todays construction costs.

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