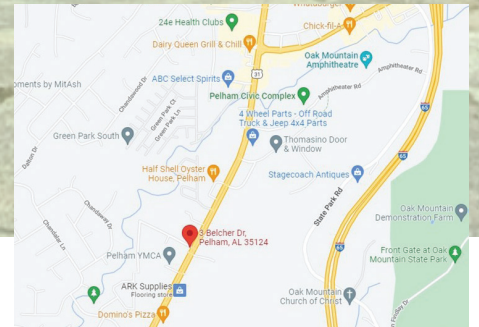


Longleaf Realty PARTNERS, LLC

3 BELCHER DRIVE

WAREHOUSE FOR SALE



PROPERTY DESCRIPTION

Owner financed investment opportunity. Located in a highly industrial area, 3 Belcher Drive is a multi-tenant warehouse building located in Pelham, Alabama. The building is 8,900+- square feet, and houses 2,100 square feet of office space and 8,900 square feet of warehouse. Conveniently located within close proximity to the crossroads and I-65.

The building currently has six tenants occupying the space. The current leases are all one-year terms. Renewals have an agreed upon 2% rental increase. The owner is only interested in owner financing. Contact Champ Stewart for more information.

AVAILABLE	PROPERTY TYPE	PRICING	LOCATION	FEATURES
Bldg Size 8,900 SF 2,100 SF Office 8,900 SF Warehouse	Warehouse with Office Space	\$600,000 \$45,541 NOI \$67 PSF	Jefferson County Zoning: M-1	Industrial Location Owner Financed Investment Opportunity

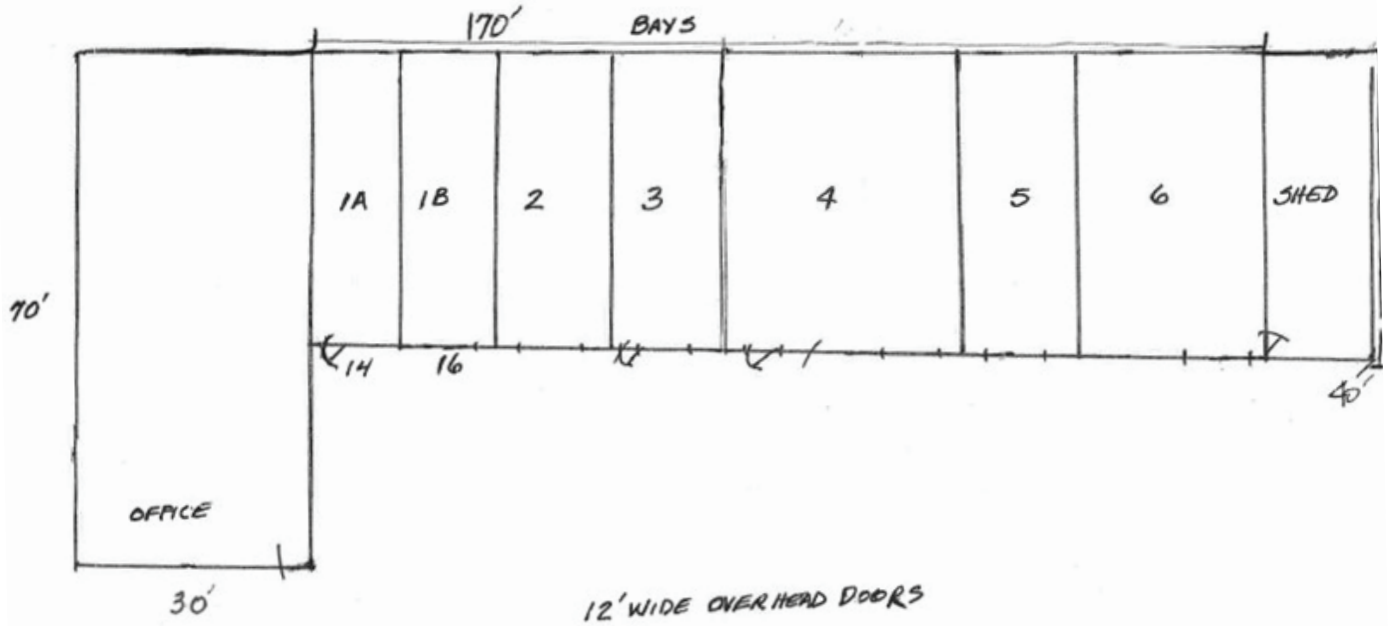
For More Information: Longleafrealestate.com

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