



Calera Industrial Warehouse

100 Commercial Park Dr, Calera, AL 35040



eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

Pam Reaves

205.365.3228

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FOR SALE | Table of Contents

100 Commercial Park Dr, Calera, AL 35040

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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ADVISOR BIOS	15	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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FOR SALE | Executive Summary

100 Commercial Park Dr, Calera, AL 35040



Offering Summary

Sale Price:	\$4,200,000
Building Size:	18,340 SF
Available SF:	
Lot Size:	10,205,193,240 SF
Price / SF:	\$229.01
Year Built:	2007
Zoning:	M1
Market:	Birmingham - Hoover MSA
Submarket:	Calera

Property Overview

9.11 acres with three buildings in excellent condition ready for your business now. Conveniently located .5 mile off of I-65 in Calera South Industrial Park. Over 18,000 s1 ft available with plenty of room for expansion. This location will serve your growing business for years to come or a great opportunity for investment property by leasing the buildings together or separately.

Property Highlights

- .5 mile off major Interstate I-65
- Shelby County Alabama
- Over 9 acres
- 3 buildings
- Over 18,000 sq ft
- Fenced and gated.

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FOR SALE | Property Description

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Property Description

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Location Description

Conveniently located in CALERA SOUTH INDUSTRIAL PARK LOCATED .5 m of I-65 exit 231. US HWY 31.

Site Description

9.11 acres consisting of two parcels, 5.38 acres and 3.73 acres, level, three buildings on site with large, fenced gravel yard and two gates.

Exterior Description

Metal sheathing and masonry

Interior Description

Office building (60x50):

Parking

Front and back entrance Front & back lobby Central common space

5 private offices

2 baths

1 conference room Kitchen/break room Stained concrete floor

Building directly behind office building (45x200):

9 14x14 roll up doors + 1 roll up door that has double door entrance/can be converted back to roll up (roll up system still there)

3 industrial fans in ceiling

Natural gas heater

Concrete floor put in 1 1/2 years ago Office & bathroom/shower

Third building (90x90):

4 14x14 roll up doors Drive through bay (20 x90) Office & bathroom/shower Concrete floor

Utilities Description

Electric

Natural Gas

Water

Construction Description

Warehouse buildings- Steel framing with metal sheathing with slab foundations.

Office building -Split faced block exterior with metal sheathing.

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FOR SALE | Complete Highlights

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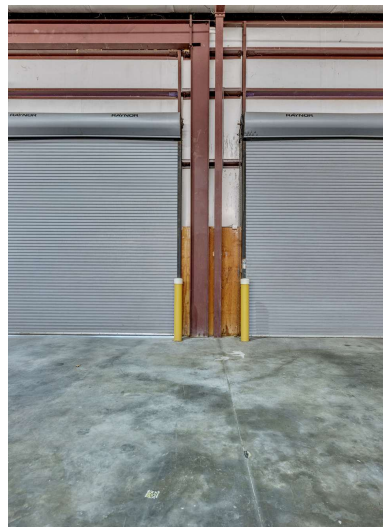
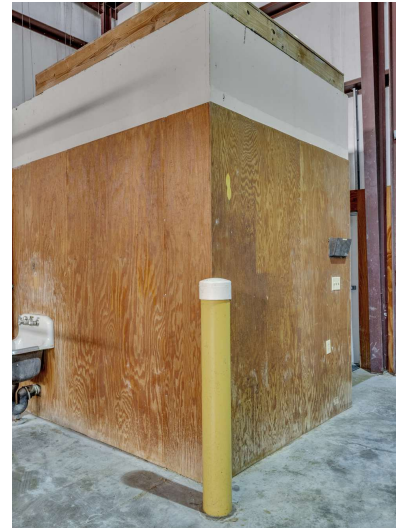
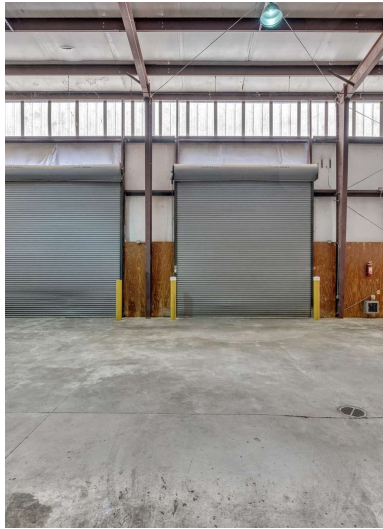
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FOR SALE | Additional Photos

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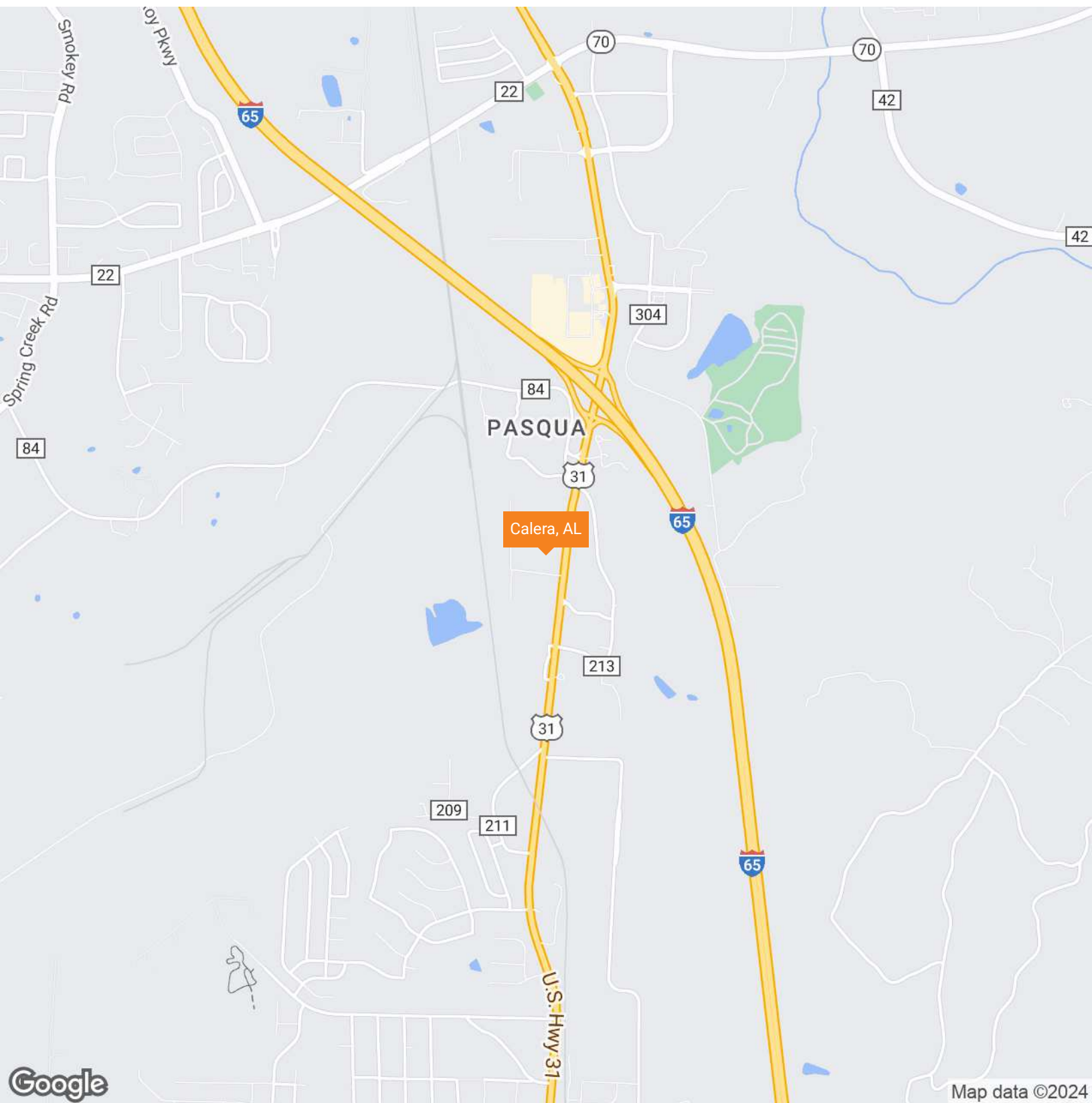
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FOR SALE | Regional Map

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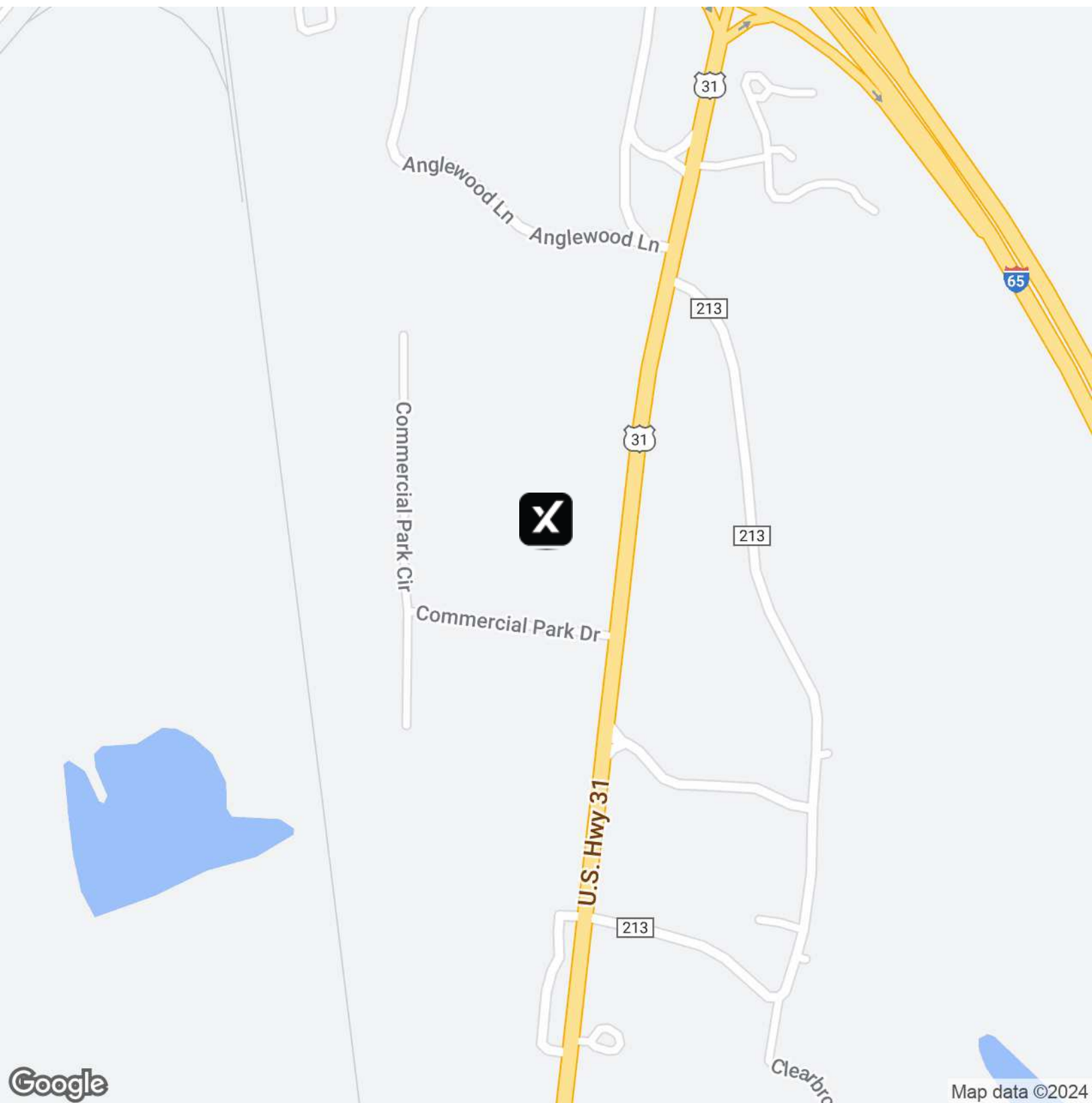
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FOR SALE | Location Map

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FOR SALE | Aerial Map

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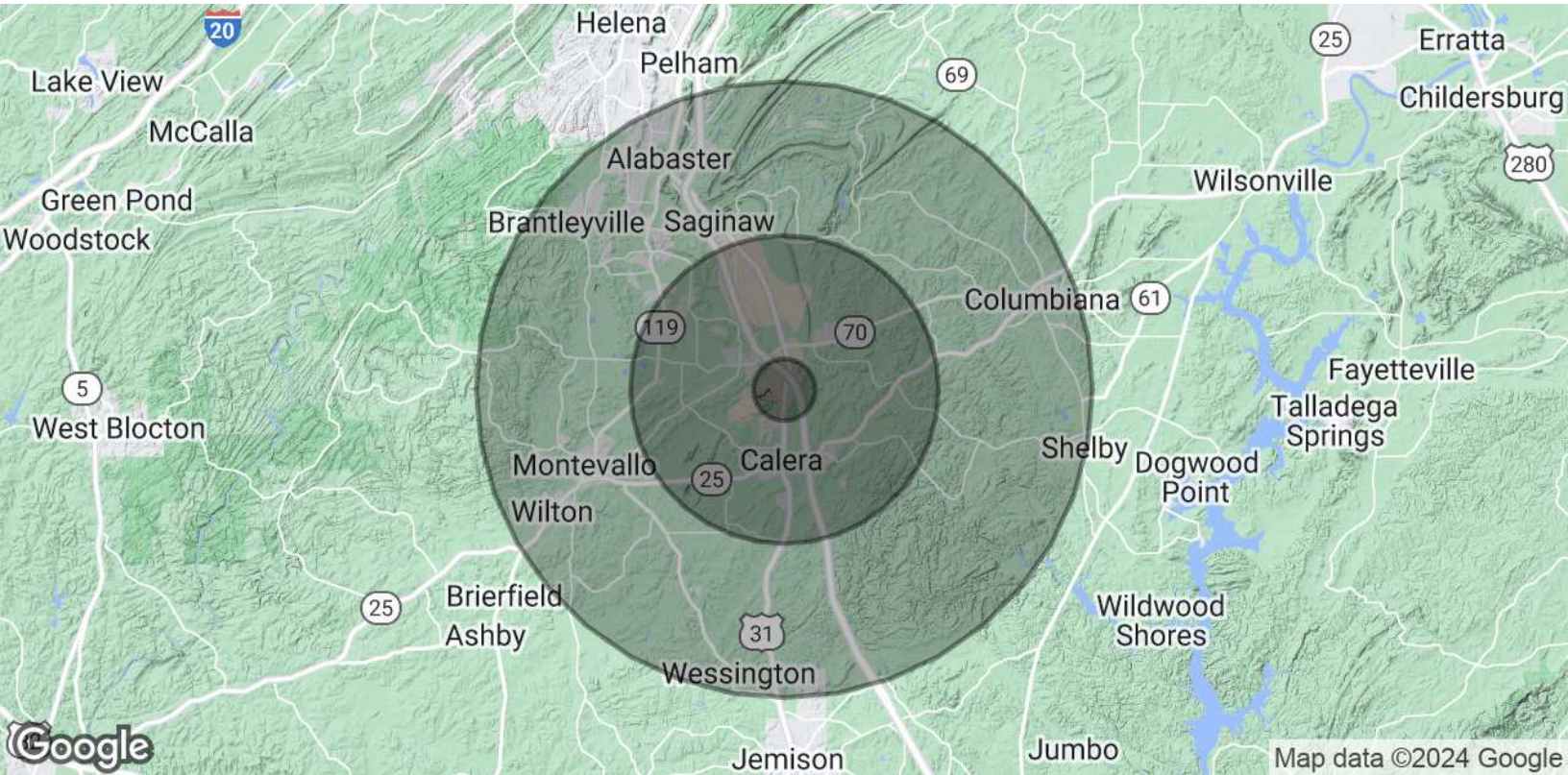
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FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	747	21,945	76,370
Average Age	34.9	36.8	37.9
Average Age (Male)	39.7	36.7	37.1
Average Age (Female)	34.3	36.5	37.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	288	8,778	29,620
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$65,089	\$73,629	\$74,573
Average House Value	\$164,333	\$162,789	\$171,776

2020 American Community Survey (ACS)

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FOR SALE | Advisor Bio 1

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Broker/Advisor

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Direct: 205.365.3228

AL #000046527

Professional Background

I bring over 32 years of experience in residential, land, and commercial sales. I

obtained my Salesperson's License in 1991 and my Broker's License in 1995 and have enjoyed many years of serving clients and other agents

by owning my own Company, Professional Realty, and working as qualifying broker for 3F Homes, At Brokers, LLC, as well as Sperry CGA/The Andrews Group. I am a great resource for my clients and fellow brokers and always strive to be a market expert in our Alabama commercial real estate industry. I serve as a mentor for our agents new to commercial real estate and currently co chair industry committees within our brokerage, I am also happy to represent our commercial brokerage by serving on our state agent advisory council, and serve as a co-chair for the Birmingham Commercial Exchange.

I have a strong background in residential and commercial construction having co-owned a construction company for many years. That has always been a great resource in my real estate business as well.

I finished 2023 as the top commercial agent with eXp Commercial for the state of Alabama and am working hard to do the same for 2024 by serving more clients and working with other industry professionals to do the best job possible and to promote the commercial industry in Alabama!

I am happily married to Brad Rathje. I have three children, one daughter in law, a future daughter in law and four adorable and full of energy grandchildren.

I currently attend Clearbranch Methodist Church with my husband.

Memberships

Birmingham CREW Network

Integrity B2B

Birmingham Commercial Exchange

eXp Commercial

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