

HEADQUARTERS OPPORTUNITY

FOR SALE OR LEASE

5901 Highway 52 West

Helena, AL 35080

±56,800 SF Single Tenant Office/Warehouse

Tripp Alexander, CCIM, SIOR
Partner, Dir. of Industrial Services
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

Miller Conaway
Associate
+1 205 949 5993
miller.conaway@colliers.com

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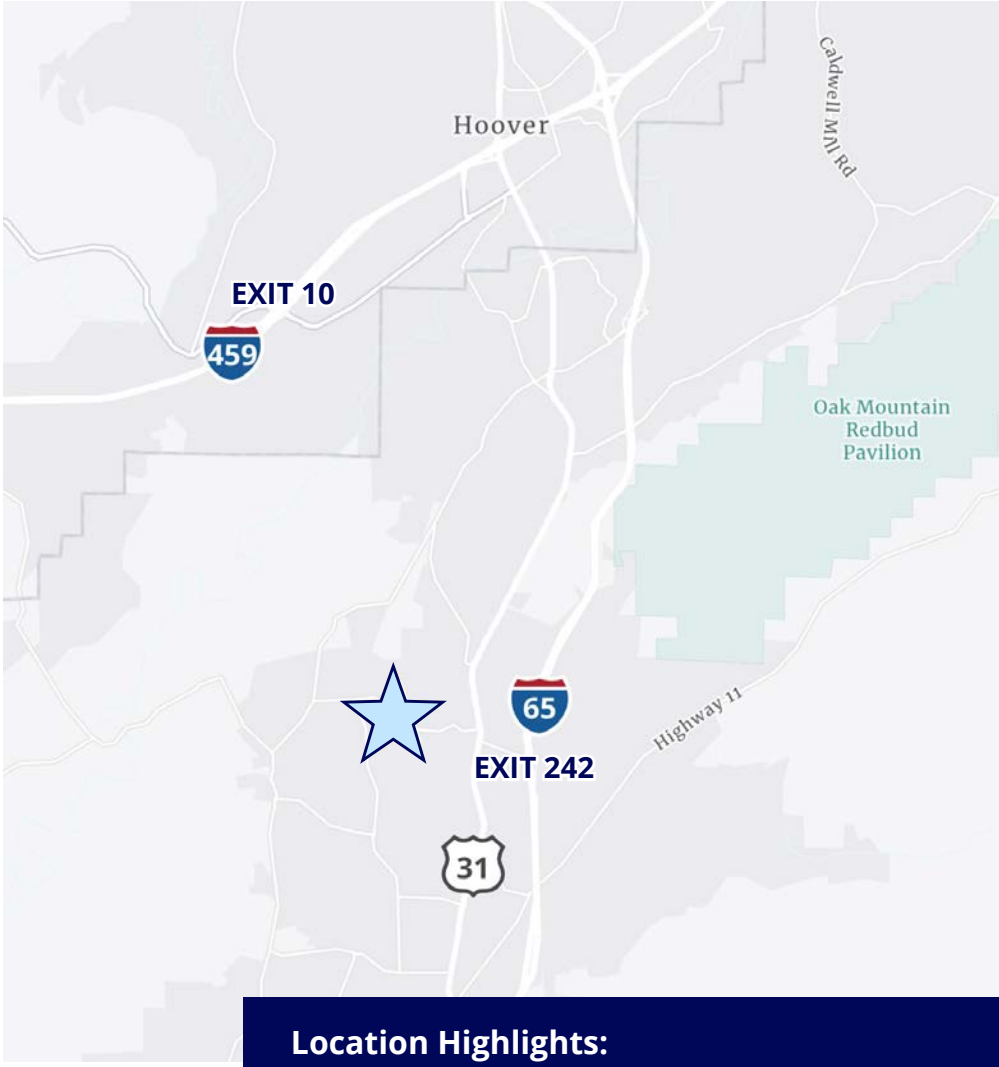
Property Overview

Address	5901 Highway 52 W, Helena, AL 35080
County	Shelby
Year Built / Renovated	1996 / 2012
Total Building Size	±56,800 SF
Office Size	±36,920 SF (reduced to +/-21,000 SF with build-out demo)
Warehouse Size	±19,880 SF (up to +/-36,000 SF with build-out demo)
Site Area	±5.65
Zoning	SDI; Special District Industrial
Tenancy	Single
Clear Height	Up to 18’
Dock Doors	Five (5)
Drive-Ins	1 (10’ x 12’)
Parking	164 spaces
Roof	Standing Seam Metal
Foundation	Concrete slab
Power	3-phase, 480 volt
Fire Suppression Sprinklers	Wet System
Utilities	Electric: Alabama Power Gas: Spire Water: Helena Water Board Sewer: Helena Water Board



Location Highlights:

- Located in the rapidly growing Shelby County in a strong work force environment
- Direct frontage along Highway 52 W with convenient access to US Highway 31 and I-65 via Pelham.
- Located in Shelby County, benefiting from no occupational tax.

For Pricing:

Contact Brokers

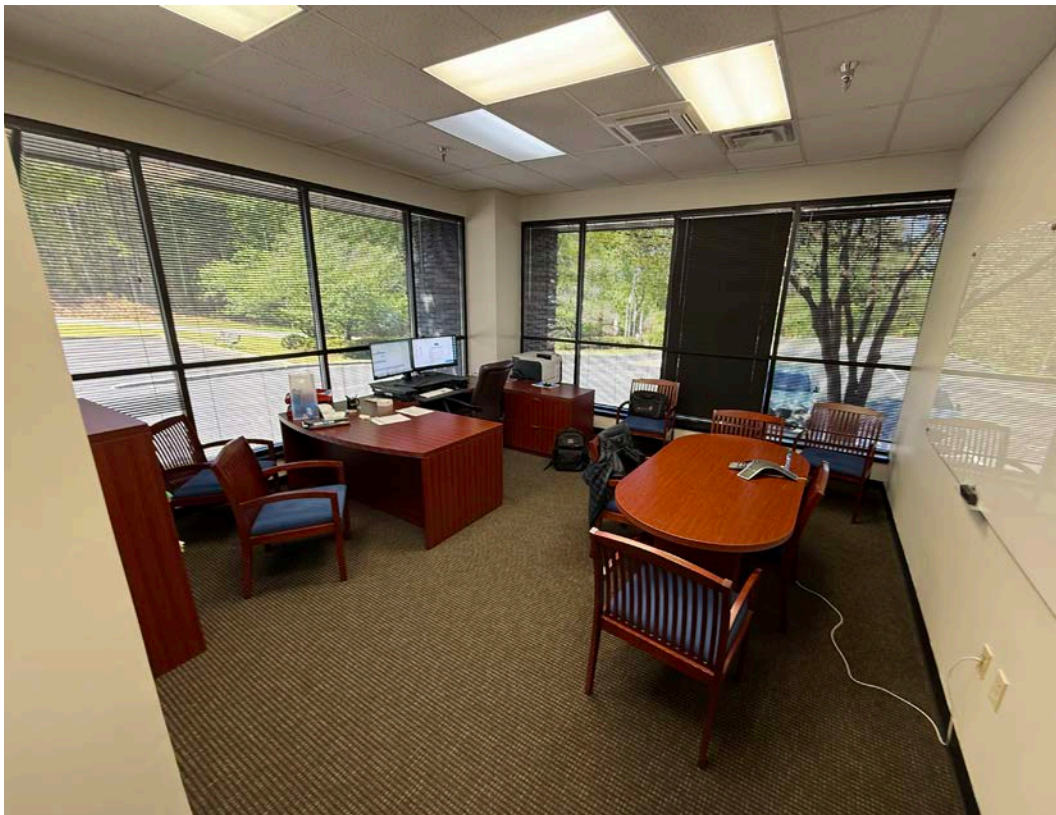

mspark





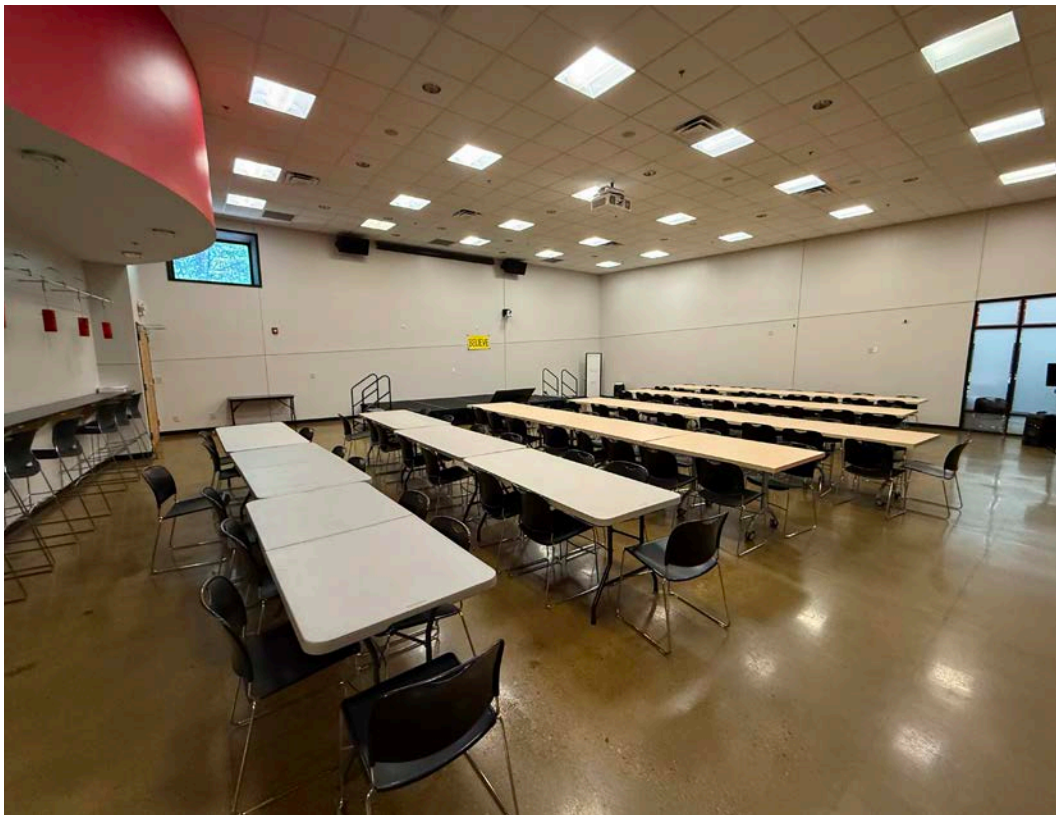

mspark


2004–2006
9,760,000



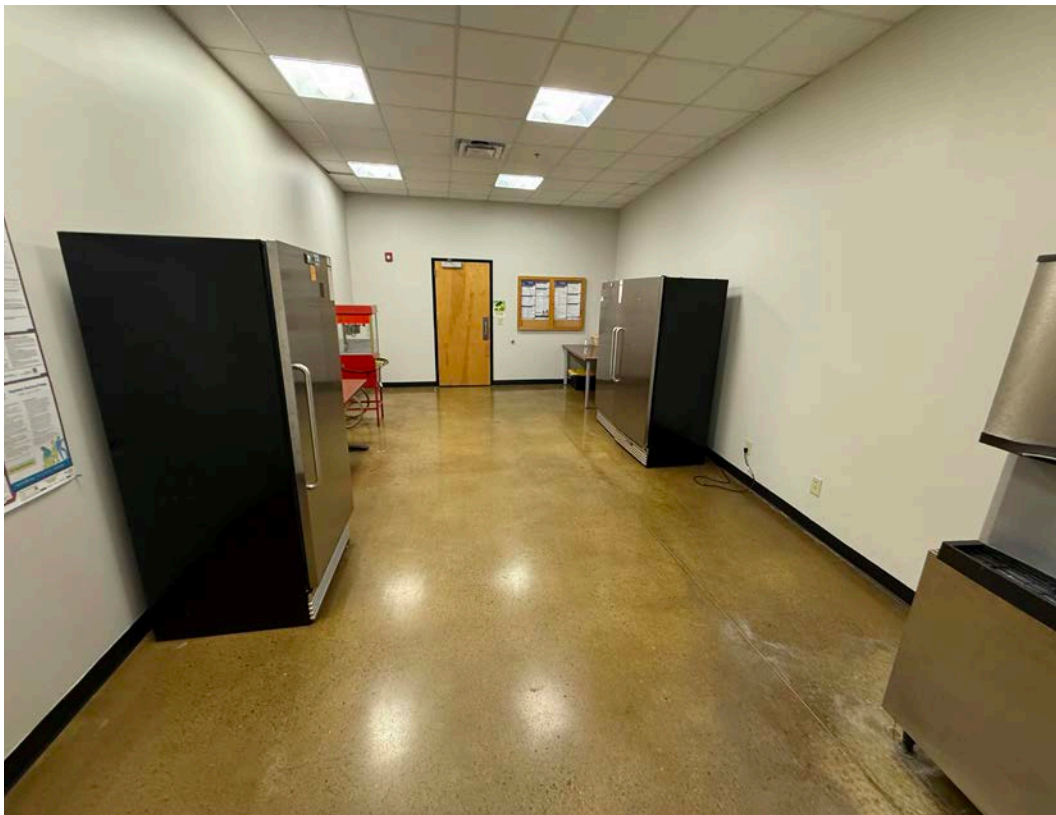












Market Overview

Helena, Alabama is a growing suburban community located in Shelby County within the Birmingham metropolitan area. The city has experienced substantial residential growth, supported by its established neighborhoods, recreational amenities, strong school system, and convenient access to major employment centers in Hoover, Pelham, Alabaster, and Birmingham. Helena is served by Helena City Schools, which provides dedicated elementary, intermediate, middle, and high school campuses and is an important contributor to the city's appeal for families and continued residential growth.

The city is connected to the surrounding metro through Highway 261 and Highway 52, with convenient access to I-65, I-459, Highway 31, and Highway 280. These transportation corridors connect residents to major employment, retail, healthcare, and industrial centers throughout Shelby and Jefferson counties.

Old Town Helena serves as the historic and cultural center of the community, featuring locally owned restaurants, shops, and businesses along Buck Creek. The area is anchored by Buck Creek Park, which offers walking trails, green space, playground facilities, and creek access, while the nearby Helena Amphitheater hosts community events and live entertainment. The city also maintains an extensive network of parks, athletic fields, and recreational facilities that complement its family-oriented residential environment.

Residents benefit from proximity to major regional amenities including Oak Mountain State Park, Riverchase Galleria, Veterans Park, golf courses, shopping, dining, and entertainment along the I-65 and Highway 31 corridors. Nearby healthcare facilities include Shelby Baptist Medical Center in Alabaster and major medical providers throughout Hoover and Birmingham. Helena's combination of quality schools, expanding residential base, transportation access, recreational amenities, and proximity to major employment centers supports its continued growth and long-term appeal within the Birmingham metropolitan area.

22,613
LABOR FORCE WITHIN 3 MILES

2,604
INDUSTRIAL-SKILLED WORKERS

1.23%
ANNUAL POPULATION GROWTH

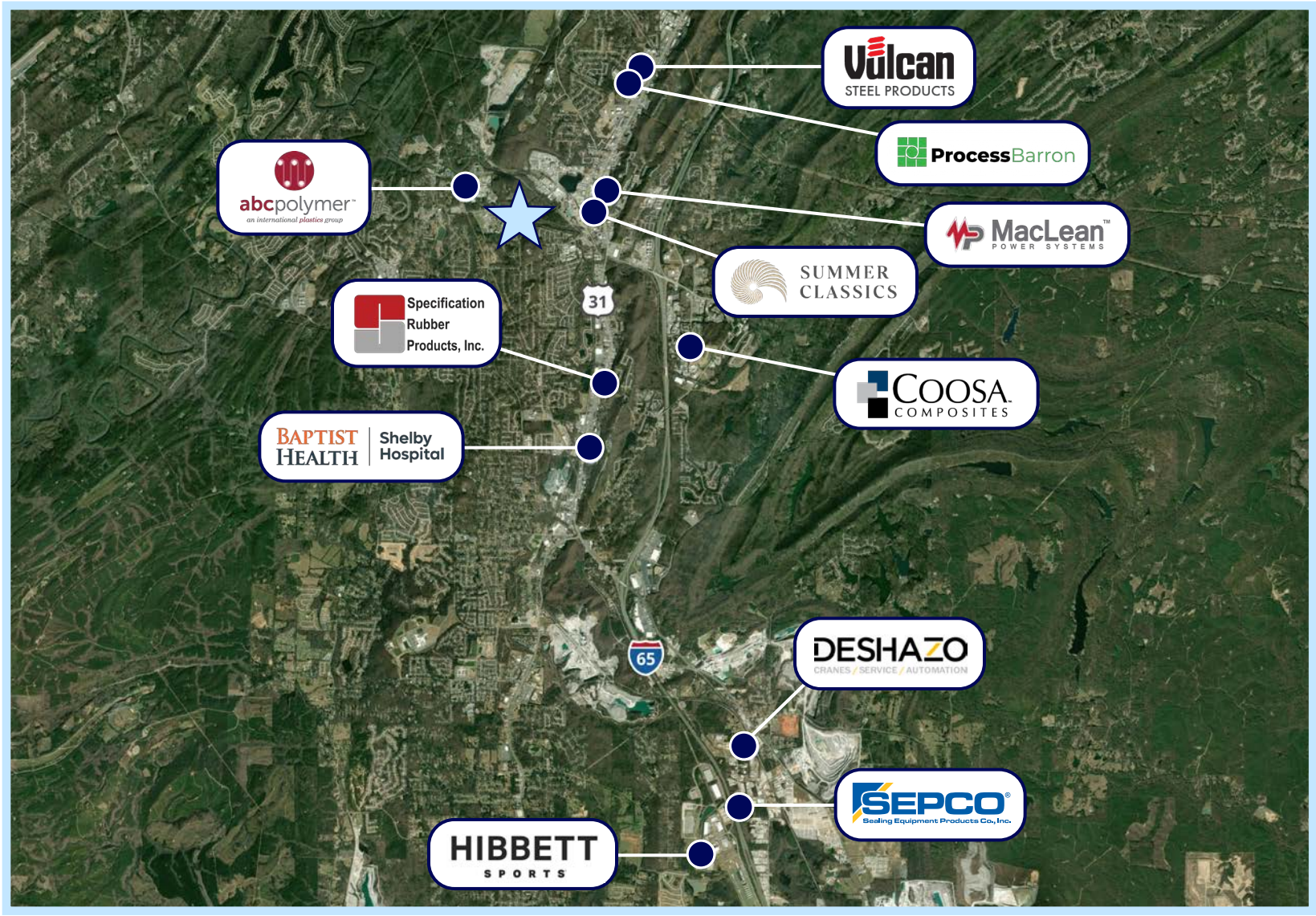
1.55%
ANNUAL HOUSEHOLD GROWTH







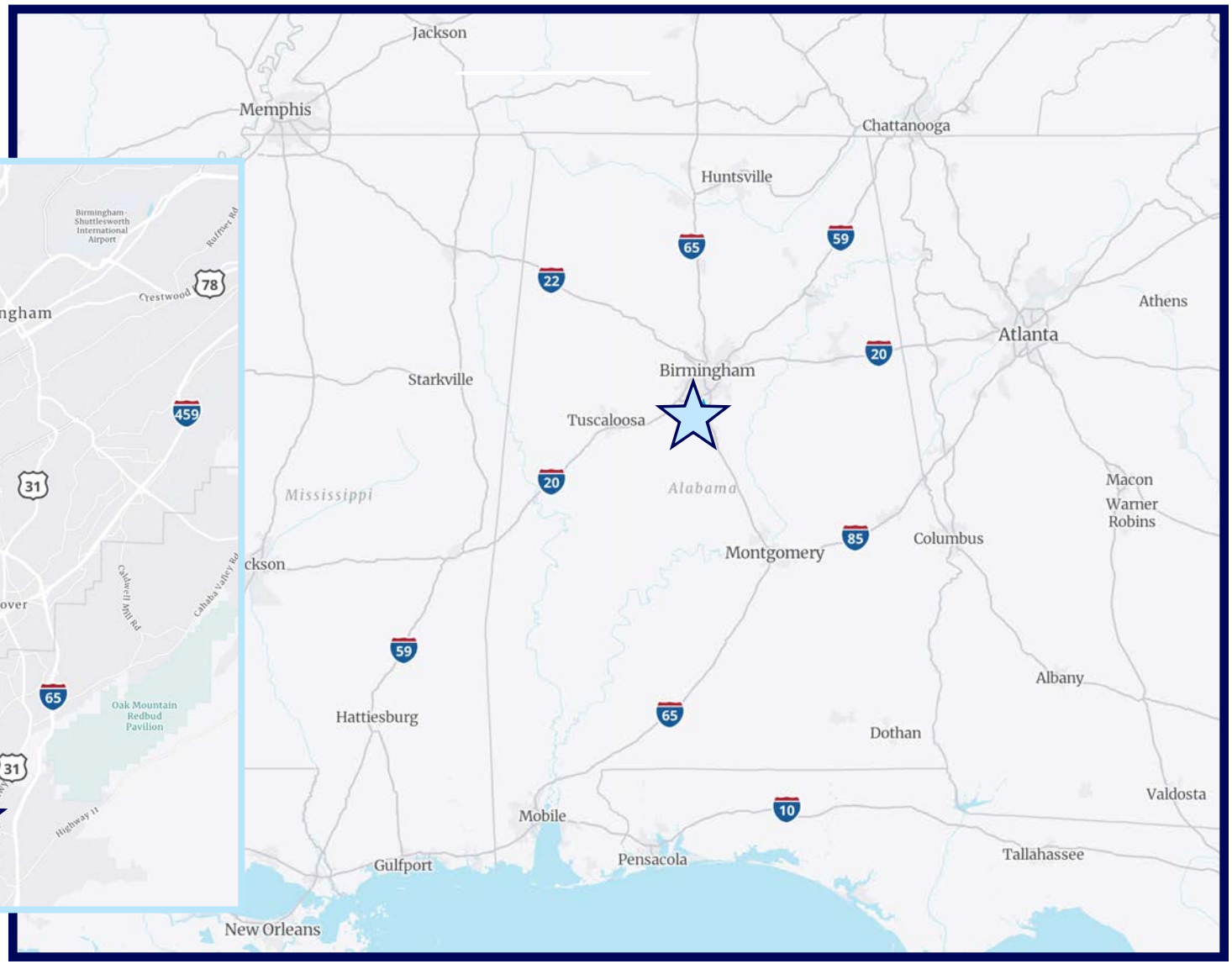
Area Map



3	3	7	12	18
MILES TO US-31	MILES TO I-65	MILES TO I-459	MILES TO US-280	MILES TO I-20/59

Birmingham Metro





21 MILES TO BIRMINGHAM

85 MILES TO MONTGOMERY

120 MILES TO HUNTSVILLE

165 MILES TO ATLANTA

245 MILES TO MOBILE

Colliers
880 Montclair Road, Suite 250
Birmingham, AL 35213
Main: +1 205 445 0955
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Contact Us:

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Partner, Director of Industrial Services
+1 205 949 5989
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