



**BUILDING 3**  
6,045 SF

**BUILDING 5**  
4,000 SF

**UNIT 7**  
434,000 SF

**UNIT 6**  
47,202 SF

**BUILDING 1**  
2,016 SF

**1800 CRAWFORD ROAD**  
OPELIKA, AL

**AVAILABLE FOR LEASE**  
**INDUSTRIAL PROPERTY**

1,425,889 SF  
107 Acres



## PROPERTY DETAILS

**Size:** Total SF is approximately 1,425,889 sq. ft.

**Grounds:** Approximately 107 acres, which includes three paved IOS lots for trailer or product storage: 3± Acres, 2.5± Acres, and 1.75± Acres.

**Available Units of Space:** There are two units within the main building, plus several free-standing buildings that are, or soon will be, available for lease:



### MAIN BUILDING AVAILABLE WAREHOUSE SPACE

#### **Unit 6: 47,202 SF + 8,020 SF of covered outside storage**

- Current tenant's lease expires December 31, 2026, but the tenant is interested in vacating early
- 22'8" clear ceiling heights
- 9 dock doors plus 1 ramped drive-in door
- 2,175 SF in three office and breakroom areas
- Men's and women's restrooms

#### **Unit 7: 434,000 SF**

- Available January 1, 2027
- 22'8" ceiling heights
- 23 truck docks
- Four offices ranging from 1,200 SF to 7,500 SF
- Three restroom areas

## PROPERTY DETAILS

### FREE STANDING STORAGE & OFFICE BUILDINGS

- **Bldg. 1:** 2,016 SF (32' x 63') storage building with 10' x 10' drive-in door access
- **Bldg. 3:** 6,045 SF (31' x 195') storage building with drive-in door access and fenced storage yard
- **Bldg. 4:** 2,184 SF (24' x 91') credit union office building
- **Bldg. 5:** 4,000 SF (50' x 80') employee wellness center building

#### Construction:

**Floors:** Reinforced concrete

**Walls:** Brick over block, tilt-up panels, insulated metal panels, and concrete block

**Roof:** Approximately 90% of roof areas have been replaced with TPO in the last 5 years

**Columns:** Steel I-beams and 10" concrete columns

**Property Condition:** Very good

**Column Spacing:** 30' x 40'; 35' x 40'; 25' x 40'

#### Construction Date:

**1963:** Original construction

**1968-1973:** Expansions to current size

**2020-2021:** Renovations throughout (lighting, roof, dock doors where needed, etc.)

**Ceiling Heights:** Ceiling clearances range from 23' to 26' to the structural steel

**Truck Loading:** 96 tailgate high truck docks in various areas of the facility serving every unit of rental space. Most are 10' x 10' with spring loaded levelers. Drive-in doors serve most rental spaces.

**Rail:** Norfolk-Southern Rail adjoins property with a spur on the west side of the building.

**Lighting:** LED fixtures throughout plus skylights. There are some remaining fluorescent used for emergency fixtures.

**Power:** Supplied by Alabama Power Company; 4,160 KV main supply with 277/480 volts distributed in the building using bus duct in many locations. Up to 10 MW of electrical power supply is available on site.

## PROPERTY DETAILS

**Water:** Supplied by City of Opelika; 10" main line serves the site, 2" line is currently in use.

**Sewer:** Supplied by City of Opelika

**Natural Gas:** Supplied by Spire

**Internet:** Supplied by Point Broadband

**Fire Protection:** 100% coverage with wet sprinkler system fed from three on-site open ponds with electric and diesel pumps. The ponds are all supplied from the city water system.

**Air Conditioning:** Office areas only

**Ventilation;** Roof installed exhaust fans throughout the facility

**Compressed Air:** Piping throughout the facility

**Office Space:** There are multiple small office areas scattered through the facility offering office capabilities to most leased areas.

**Security:** The entire improved portion of the site is enclosed by chain link fence with current traffic directed through one gate for security control.

**Parking:** Abundant parking lots on the front of the site and smaller parking areas adjacent to most rental areas.

### Operating Expenses:

<b>Taxes:</b>	\$0.36/SF
<b>Insurance:</b>	\$0.16/SF
<b><u>CAM*:</u></b>	<b><u>\$0.70/SF</u></b>
<b>Total:</b>	<b>\$1.22/SF</b>

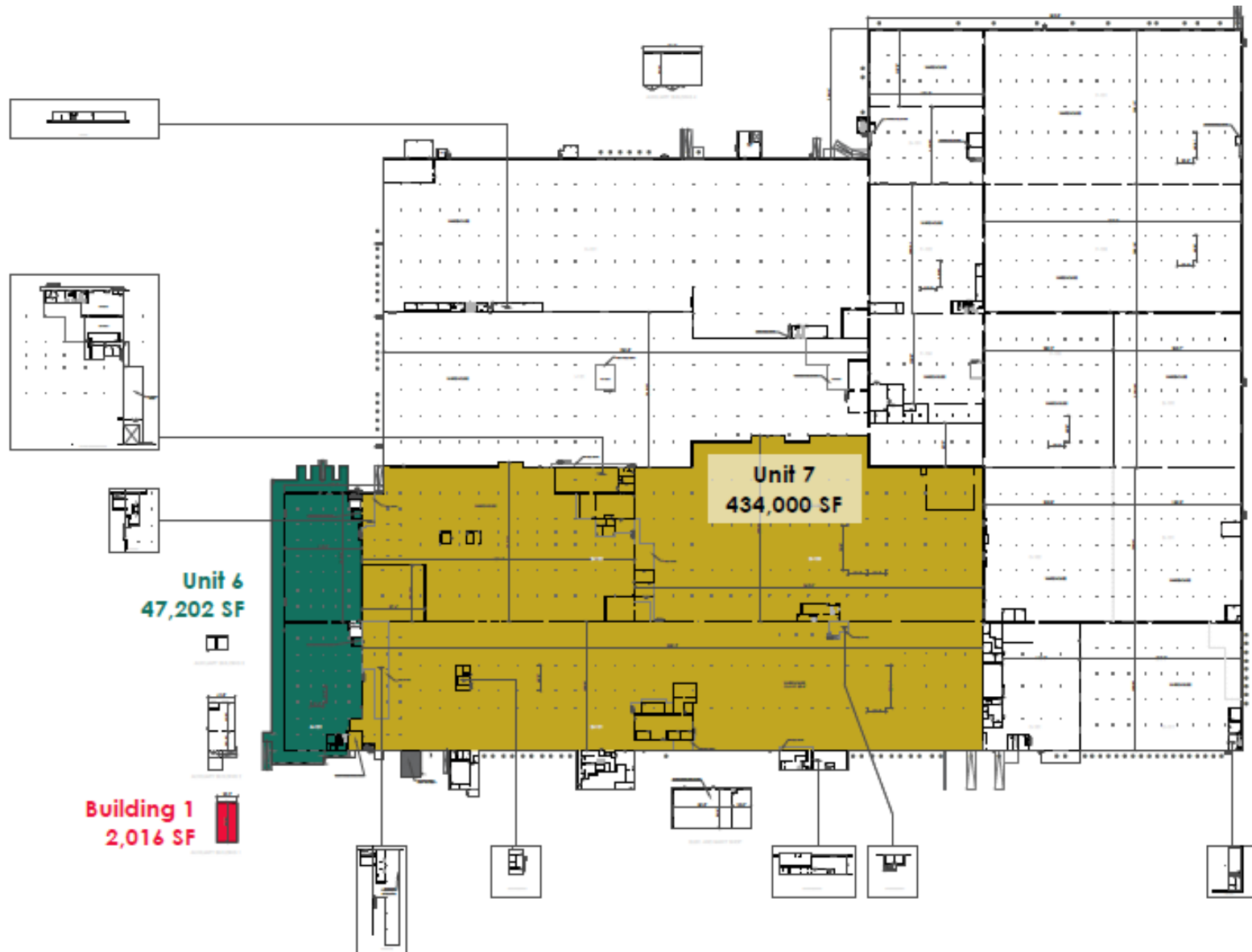
*\*Includes water and sewer; electric billed separately*

**Zoning:** M-1 – Allows manufacturing, wholesale, warehouse, processing, assembling, and commercial

**Former Use:** Originally used for manufacturing and distribution. For the past 10 years the facility has been used for warehouse and distribution.

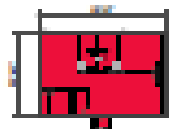
**Transportation:** The site can be accessed from Exits 60 and 62 of Interstate 85, approximately 3 miles from either exit. This location is approximately 30 miles from the KIA Assembly Plant, Exit 2 off I-85 in West Point, Georgia.

# FLOOR PLAN



## FLOOR PLANS

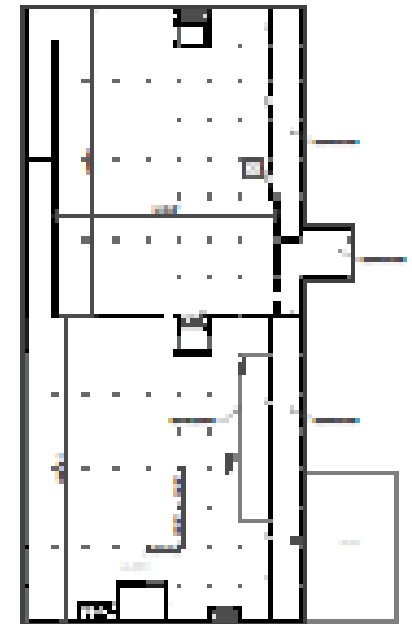
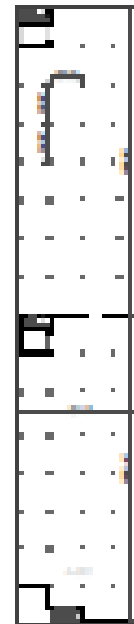
Building 5  
4,000 SF



Building 3  
6,045 SF

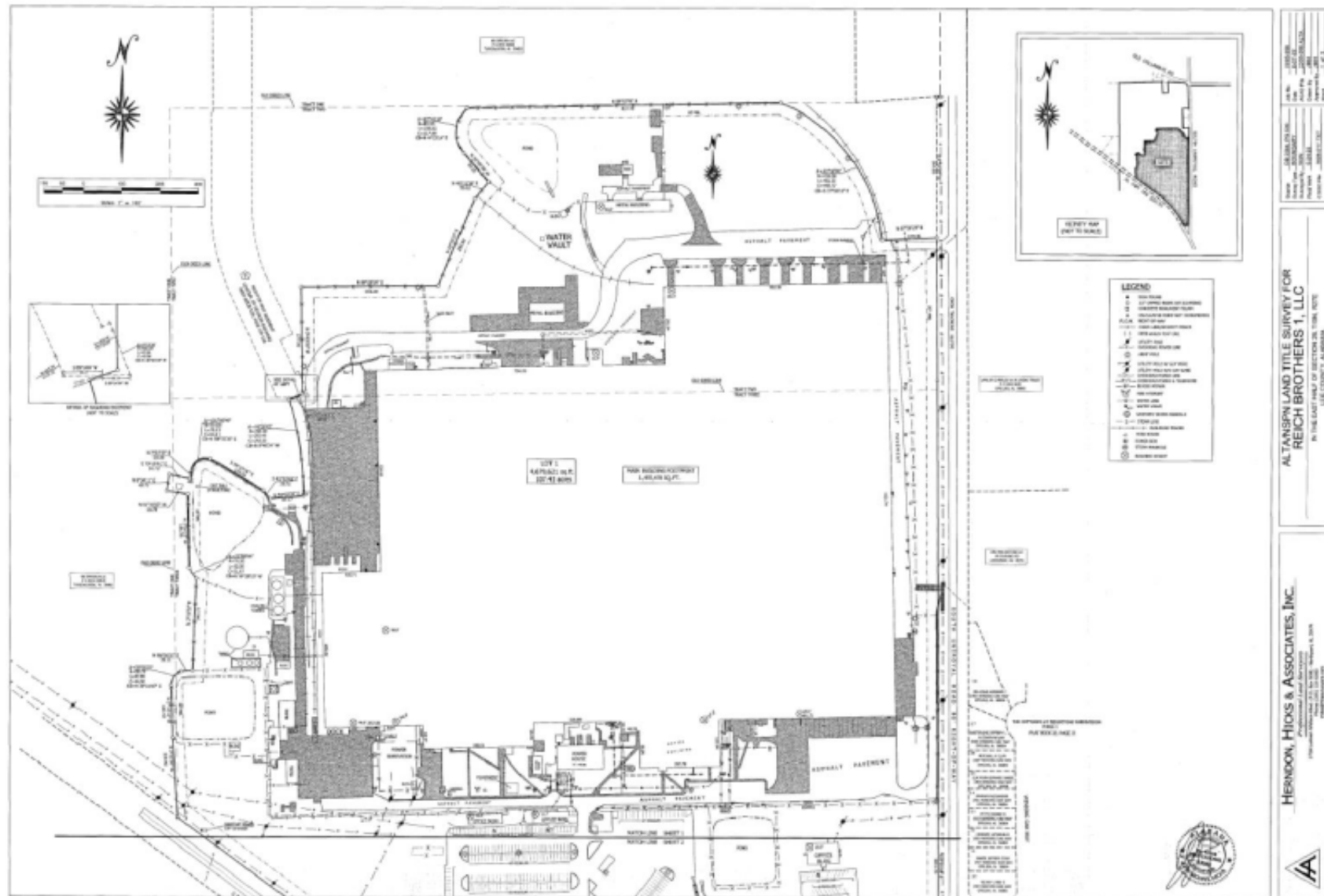


Building 4  
2,184 SF



**7 | 1800 Crawford Road | Opelika, AL 36804**

<http://properties.binswanger.com/1800-Crawford-Road>



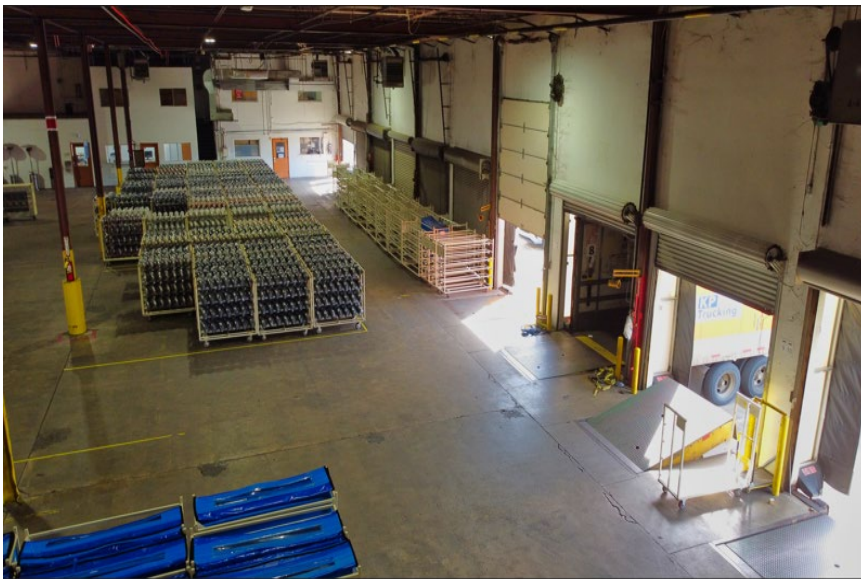


## ADDITIONAL PHOTOS



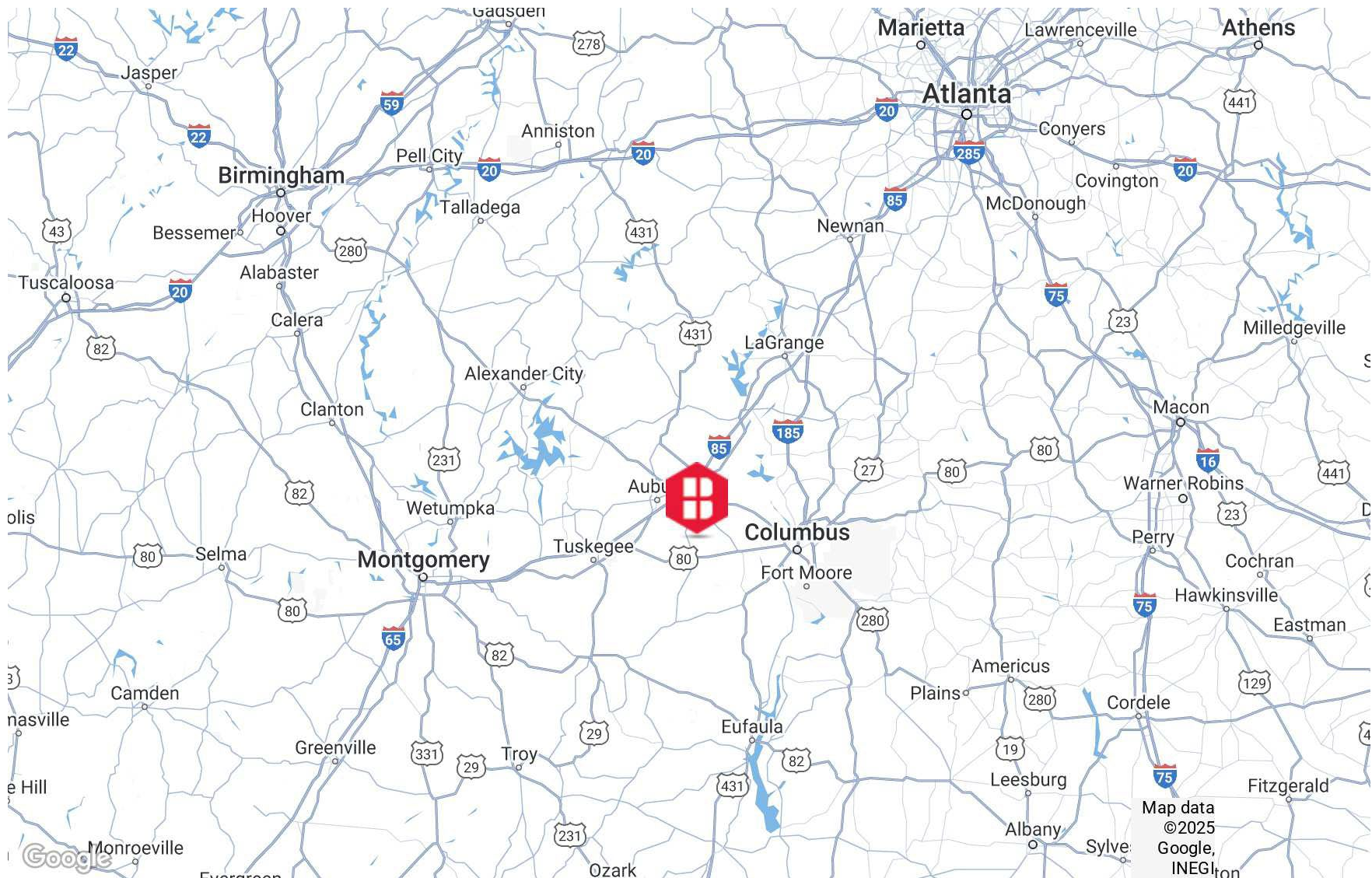


## ADDITIONAL PHOTOS – UNIT 6 – 47,202 SF





## AREA MAP



# DEMOGRAPHICS MAP & REPORT

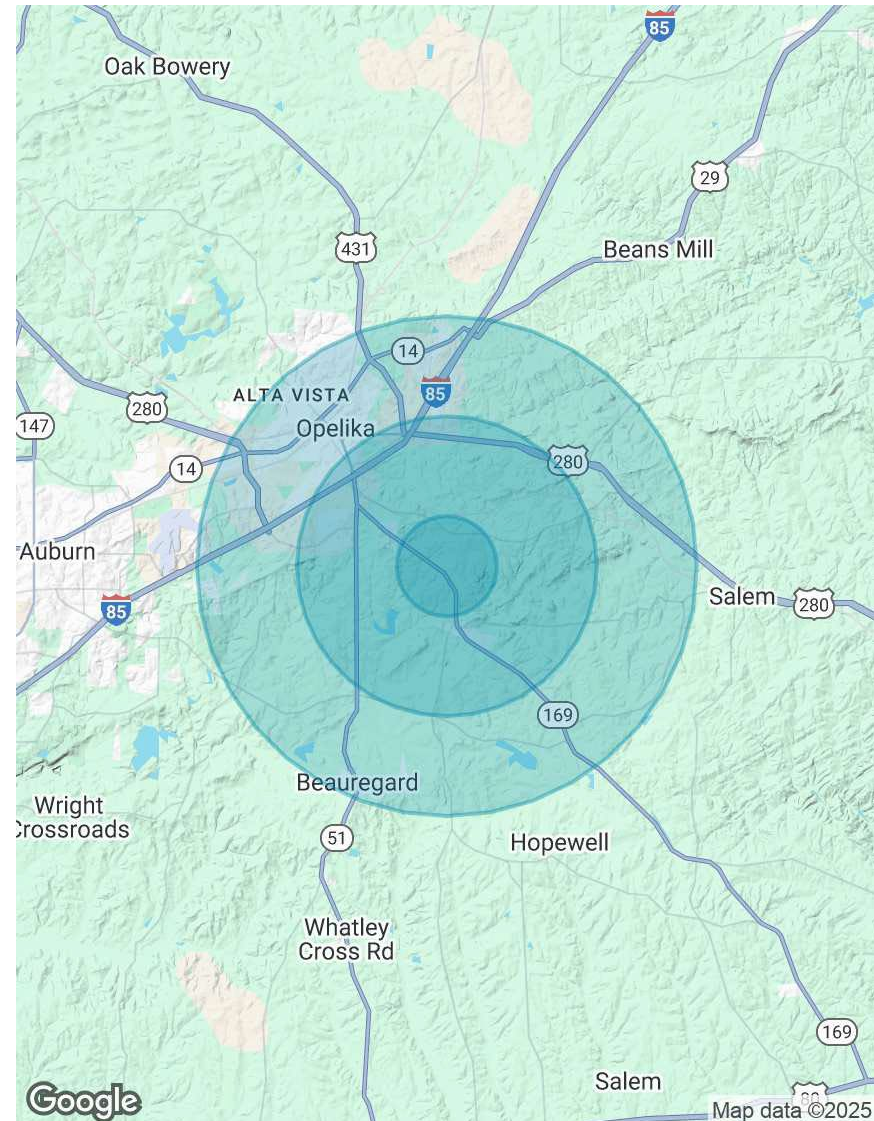
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,001	8,446	25,930
Average Age	40.1	39.1	38.2
Average Age (Male)	39.3	37.7	37.6
Average Age (Female)	37.9	38.4	39.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	371	3,348	11,005
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$58,532	\$55,431	\$57,994
Average House Value	\$176,133	\$144,985	\$156,020

\* Demographic data derived from 2020 ACS - US Census





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