

GUNTER INDUSTRIAL PARK

2770 Gunter Park Drive East, Montgomery, AL 36109



PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to lease 8,581 square feet of prime, partially conditioned industrial space in one of the city's most convenient locations. The Gunter Park facility offers ample on-site truck storage and yard space.

LOCATION DESCRIPTION

Located in Montgomery, AL, the area surrounding the property offers an ideal environment for industrial and manufacturing tenants. Montgomery boasts a strong industrial base and is home to a range of manufacturing, distribution, and logistics companies. The property's proximity to Gunter Annex and Maxwell Air Force Base adds to the area's strategic importance. Additionally, the city offers a skilled workforce, excellent transportation infrastructure, and a supportive business environment, making it an attractive choice for industrial and manufacturing operations.

PROPERTY HIGHLIGHTS

- Sprinkled
- 20' Ceiling Height
- Dock High and Drive-In Doors
- 3 Phase Electric, 277 Volts, 800 Amps
- Excellent Access to N East Blvd/Congressman Dickinson Dr
- Professionally Managed by Aronov Realty Brokerage, Inc

OFFERING SUMMARY

Lease Rate:	Call Agent for Pricing
Lease Type:	NNN
Available SF:	8,581 SF
Building Size:	91,620 SF
Zoning:	M-1
Parking:	90+ Building Parking Spaces Overflow Parking Available in the Loading Area

PRESENTED BY:

Scott Harris

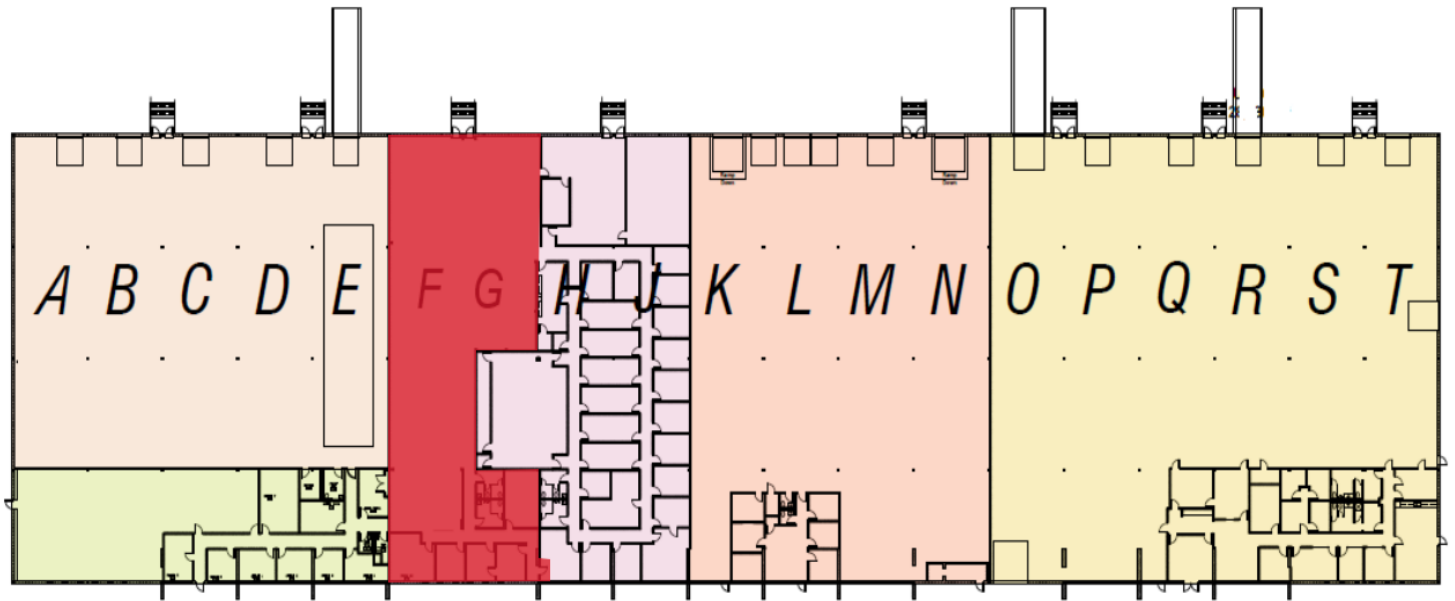
Senior Vice President & Qualifying Broker
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites F-G	Available	8,581 SF	NNN	Call Agent for Pricing	1,581 SF of Office 7,000 SF of Warehouse 2 Dock High Doors Can Be Added Heated and Cooled Space

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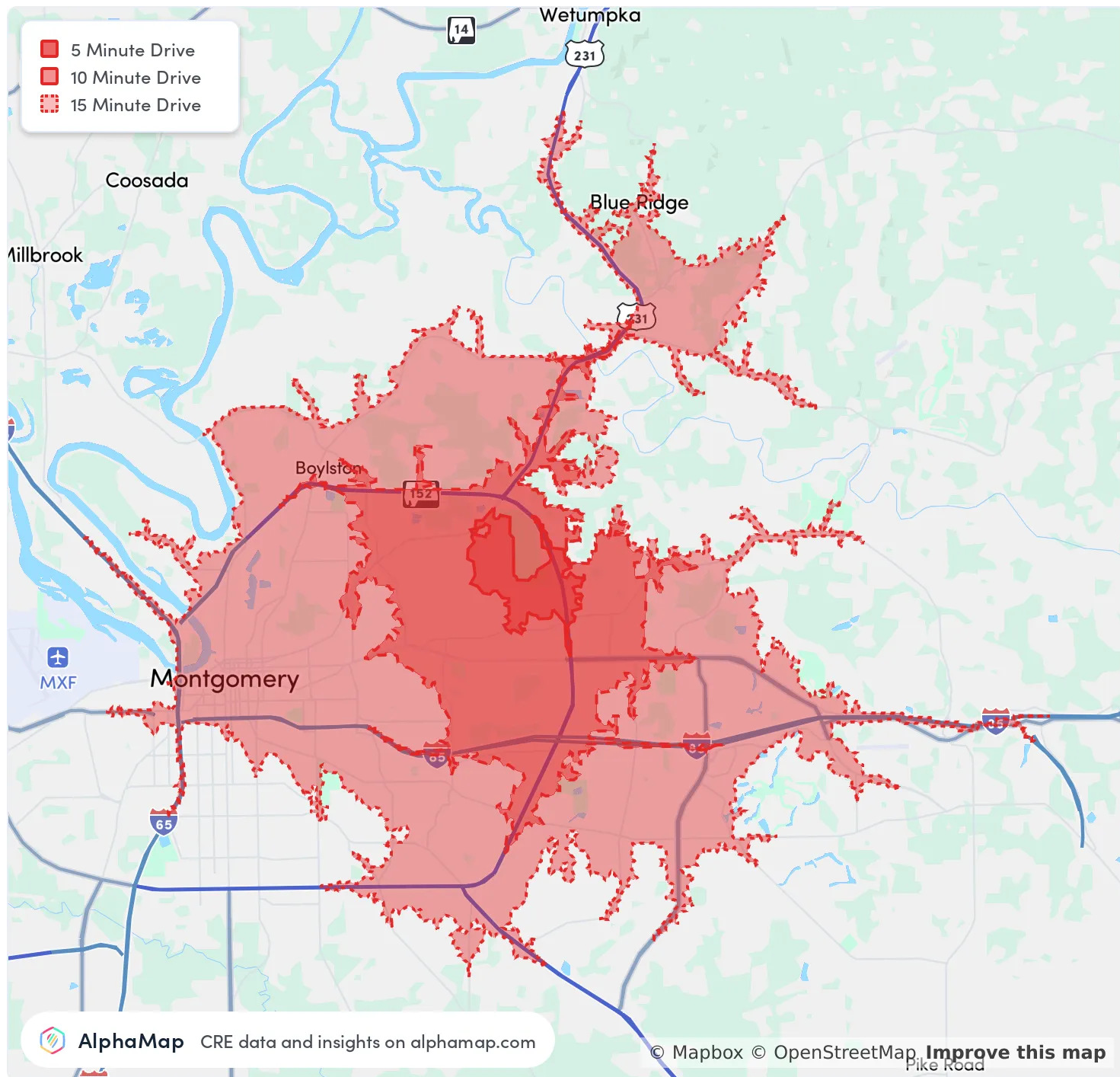
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Map and demographics data derived from AlphaMap

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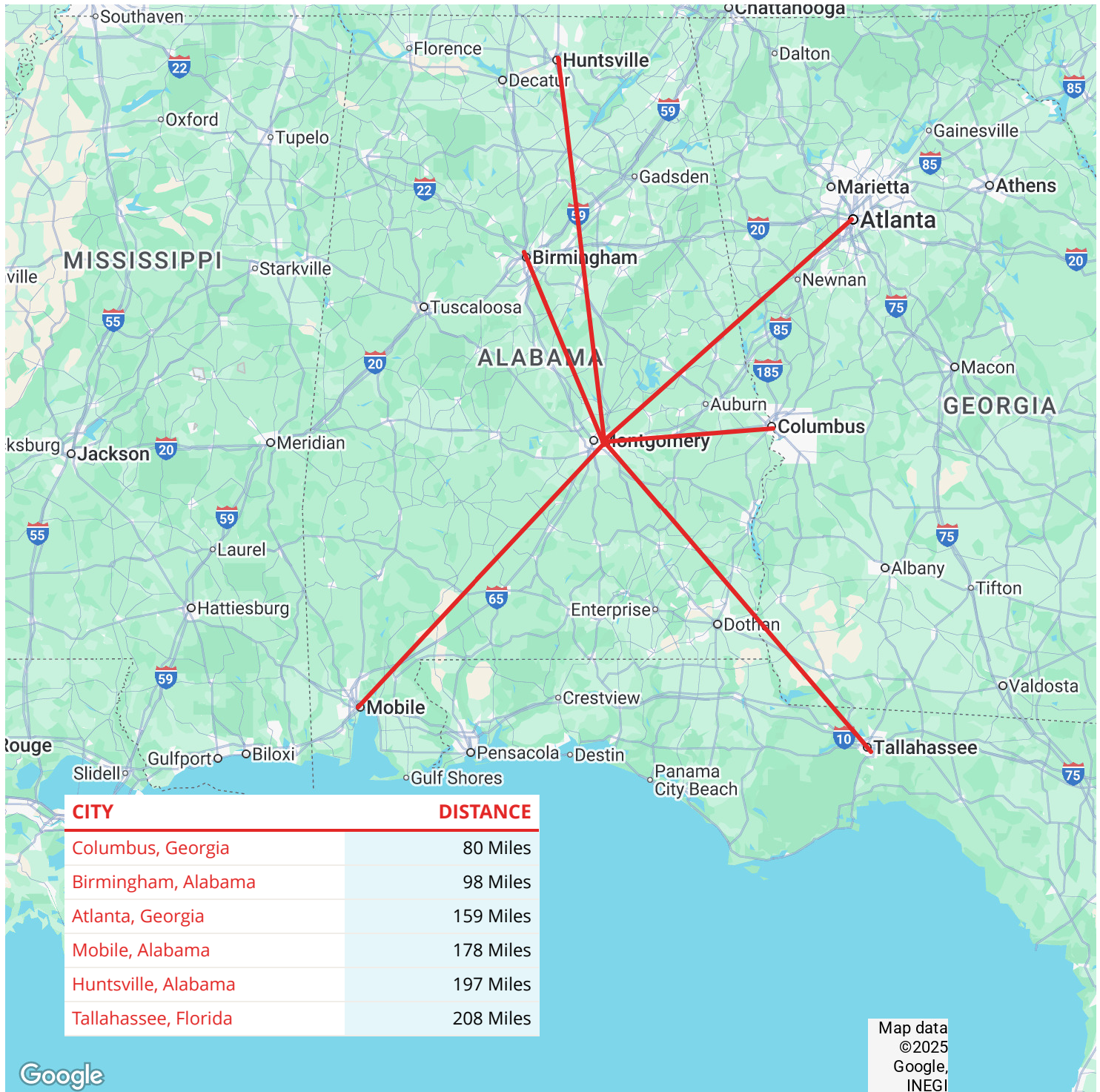
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