



# WAREHOUSE WITH OFFICE SPACE ON HWY 20

2502 HWY 20, DECATUR, AL 35601

PRESENTED BY

---

**PAULA PRESTWOOD**  
Commercial Agent  
256.227.1524  
pprestwood@aol.com



# EXECUTIVE SUMMARY

2502 Hwy 20, Decatur, AL 35601



## PROPERTY DESCRIPTION

Located in Decatur, the property consists of a +/- 1 acre lot with a +/- 4,000 sf warehouse and +/- 1,000 sf of office space with four offices, a conference room, lobby/reception area. Warehouse has one dock height roll-up door and one grade-level roll-up door. Property is zoned M2, and all utilities are available on site. The building has a fenced yard in the rear.

## PROPERTY HIGHLIGHTS

- - High-traffic location on Hwy 20
- - Warehouse and office space
- - Ample parking and loading dock
- - Close proximity to major transportation routes
- - Spacious and well-maintained premises

## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (NNN)
Number of Units:	1
Available SF:	5,000 SF
Lot Size:	1 Acres
Building Size:	5,000 SF

For More Information, Please Contact:

### PAULA PRESTWOOD

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### GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601  
256.355.0721  
[www.gatewaycommercial.com](http://www.gatewaycommercial.com)

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# PROPERTY PHOTOS

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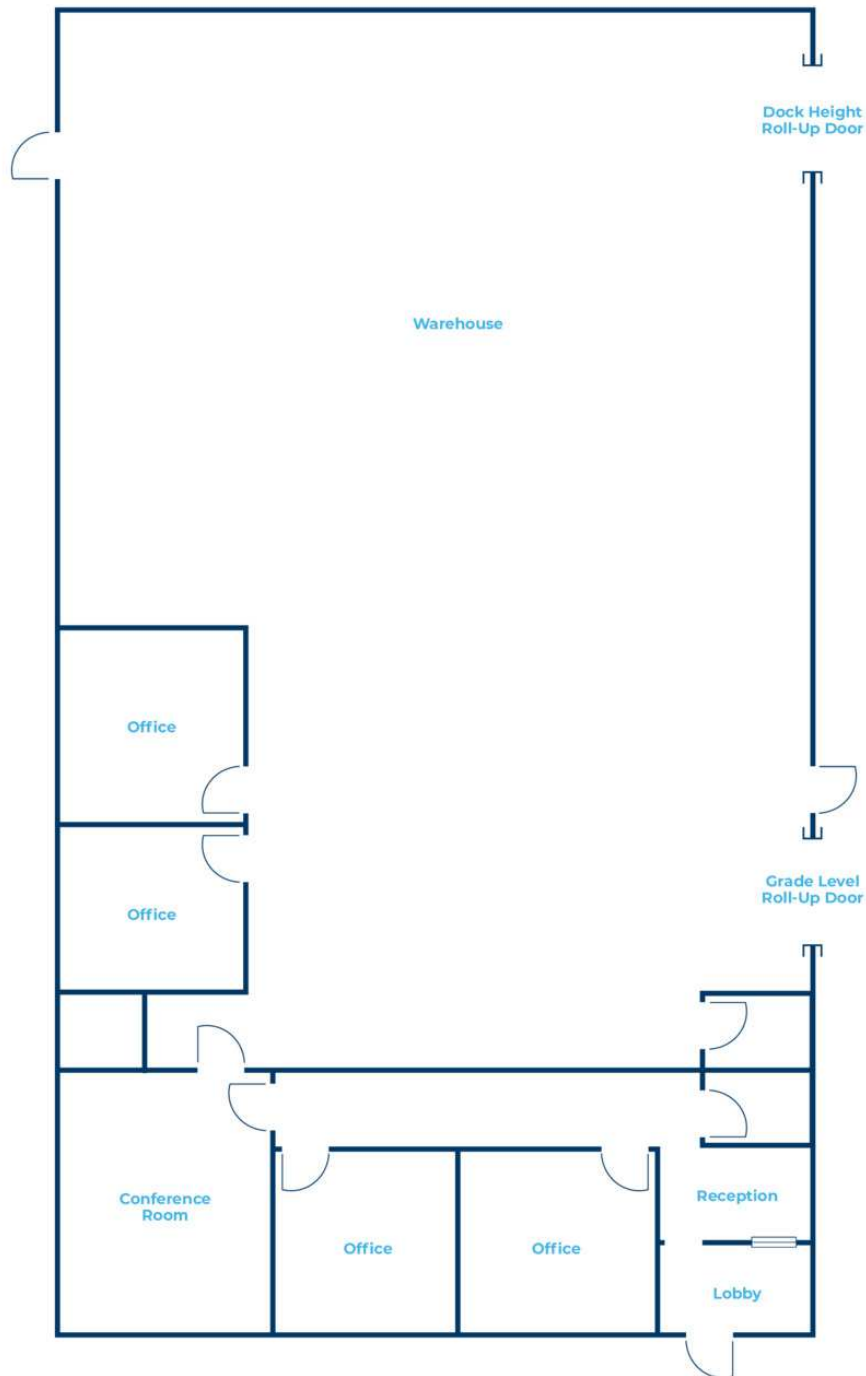
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# FLOOR PLAN

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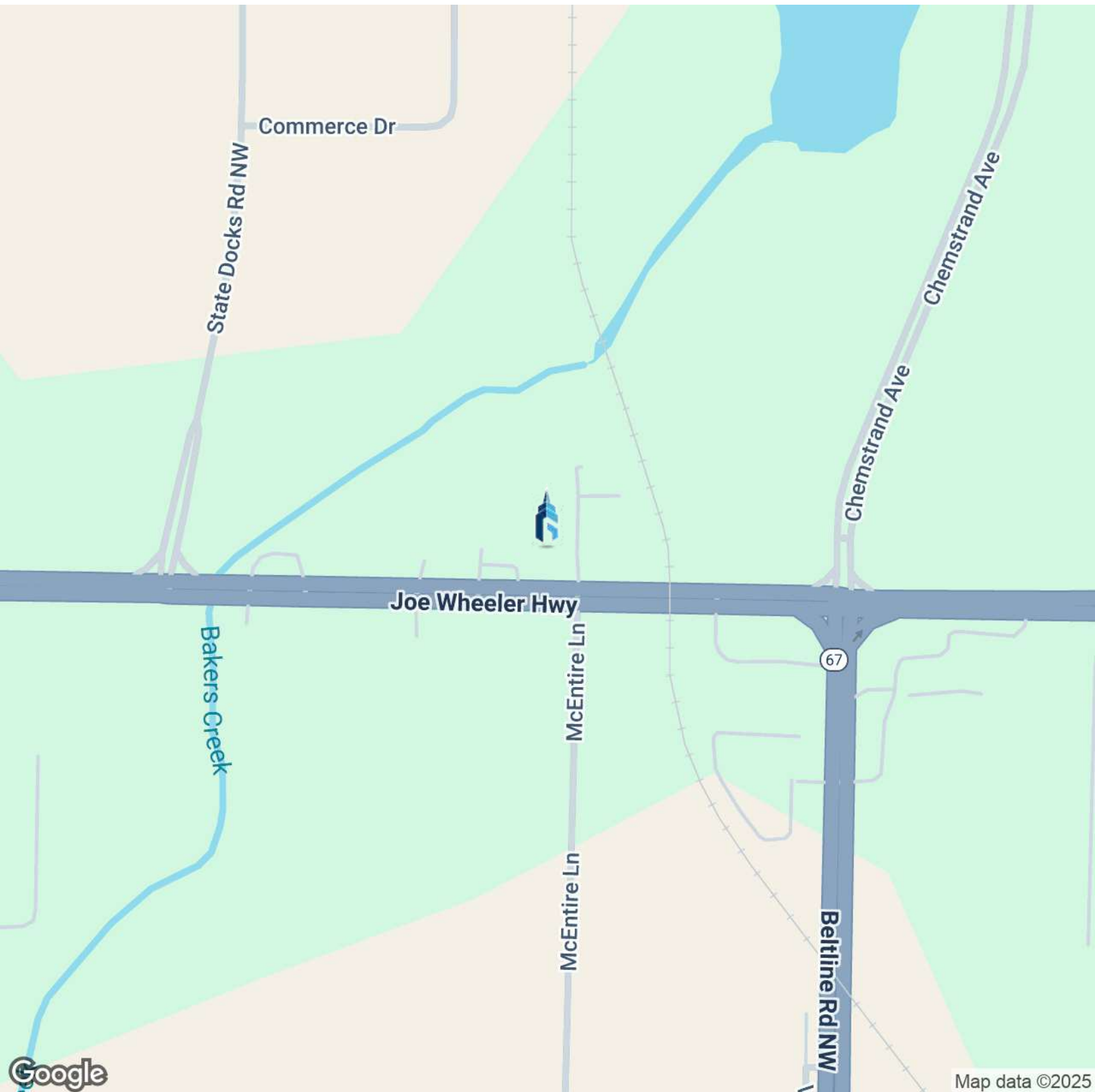
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# LOCATION MAP

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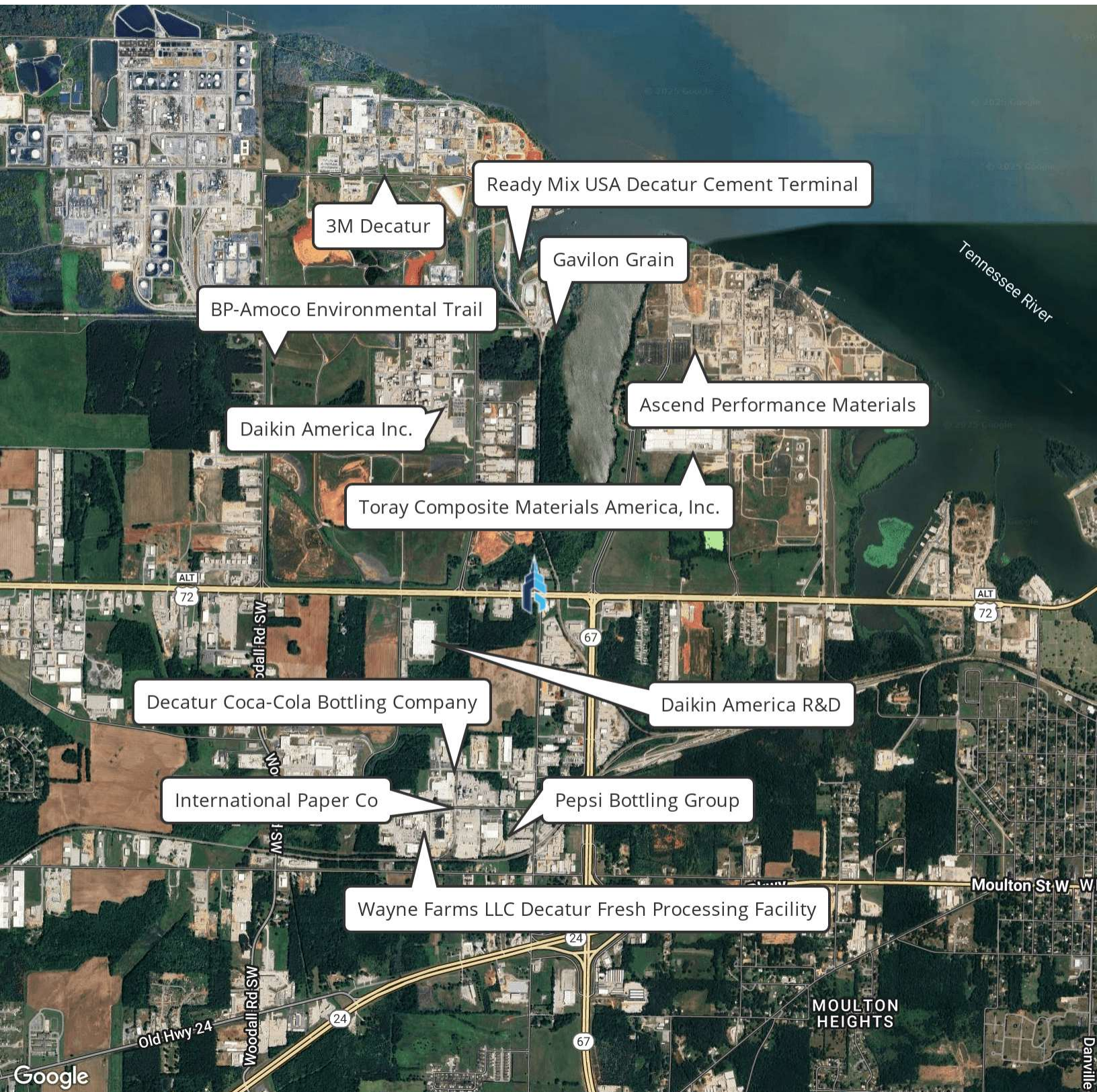
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# LOCAL INDUSTRIAL COMPANIES

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