

710 N. PERRY ST. - 2,381 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month
Building Size:	2,381 SF
Available SF:	2,381 SF
Lot Size:	0.1 Acres
Number of Units:	1
Zoning:	M-1

PROPERTY OVERVIEW

Located just minutes from downtown Montgomery, 710 N. Perry Street offers a versatile 2,381+/- SF warehouse with a fenced yard, two dock-height loading doors, office space, and excellent access to major downtown destinations. The property has recently undergone significant exterior and site improvements totaling more than \$10,000, substantially enhancing its functionality and curb appeal. Contact Paul Hodges at 334-315-1382 for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- Extensive landscaping completed to provide full access and clear line-of-sight around the property.
- Mature trees professionally trimmed, preserving shade benefits while improving visibility and appearance.
- Entire building pressure washed inside and out and prepared for immediate occupancy.
- Loading dock refurbished and reinforced while maintaining the property's historic downtown warehouse character.
- Front façade freshly painted.
- Roof and gutters cleaned, inspected, and cleared.
- New chain-link fence panels were installed to fully enclose the yard and create a clean, professional appearance along a highly trafficked corridor into downtown.

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334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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ADDITIONAL PHOTOS



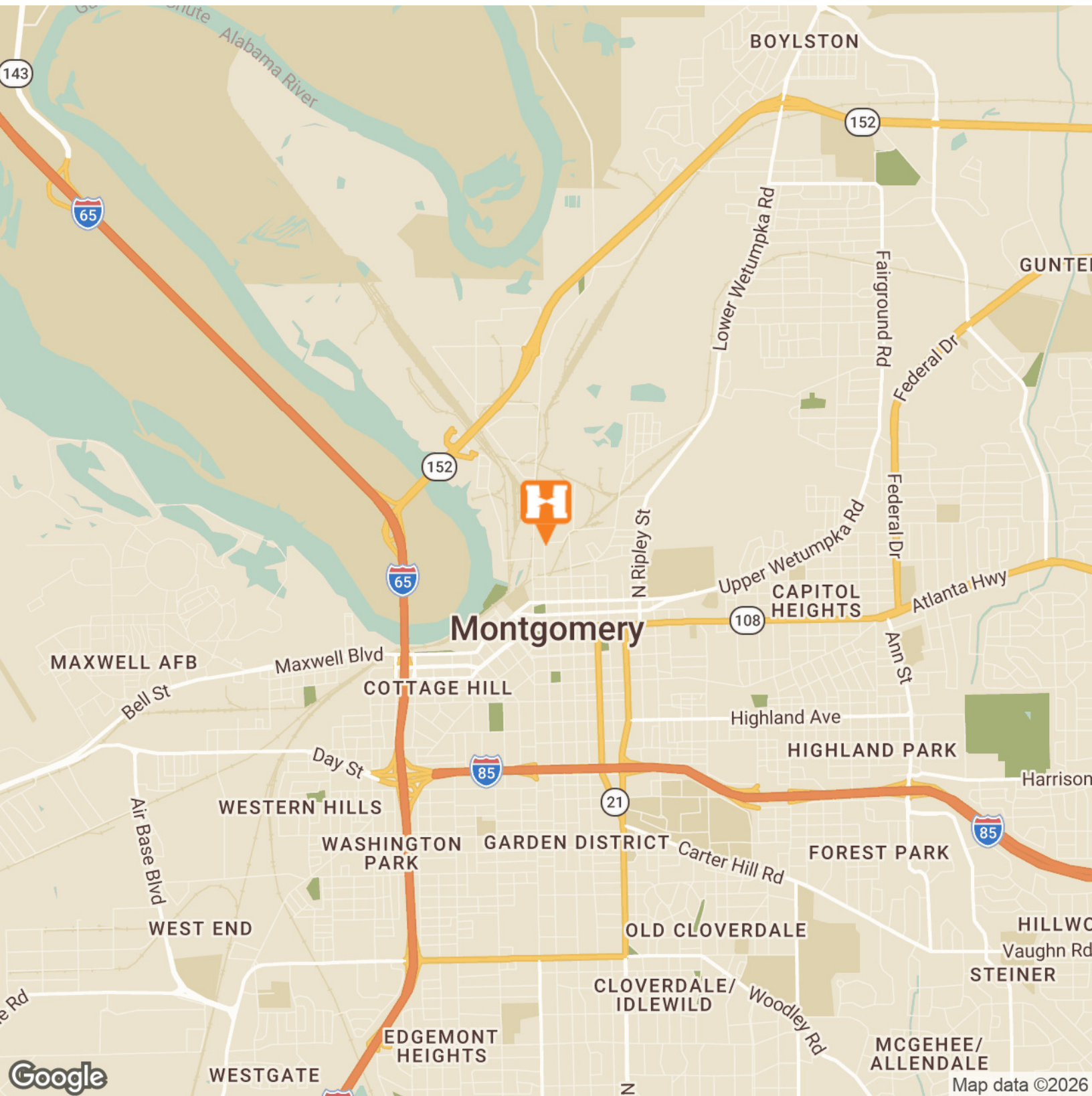
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LOCATION MAP



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AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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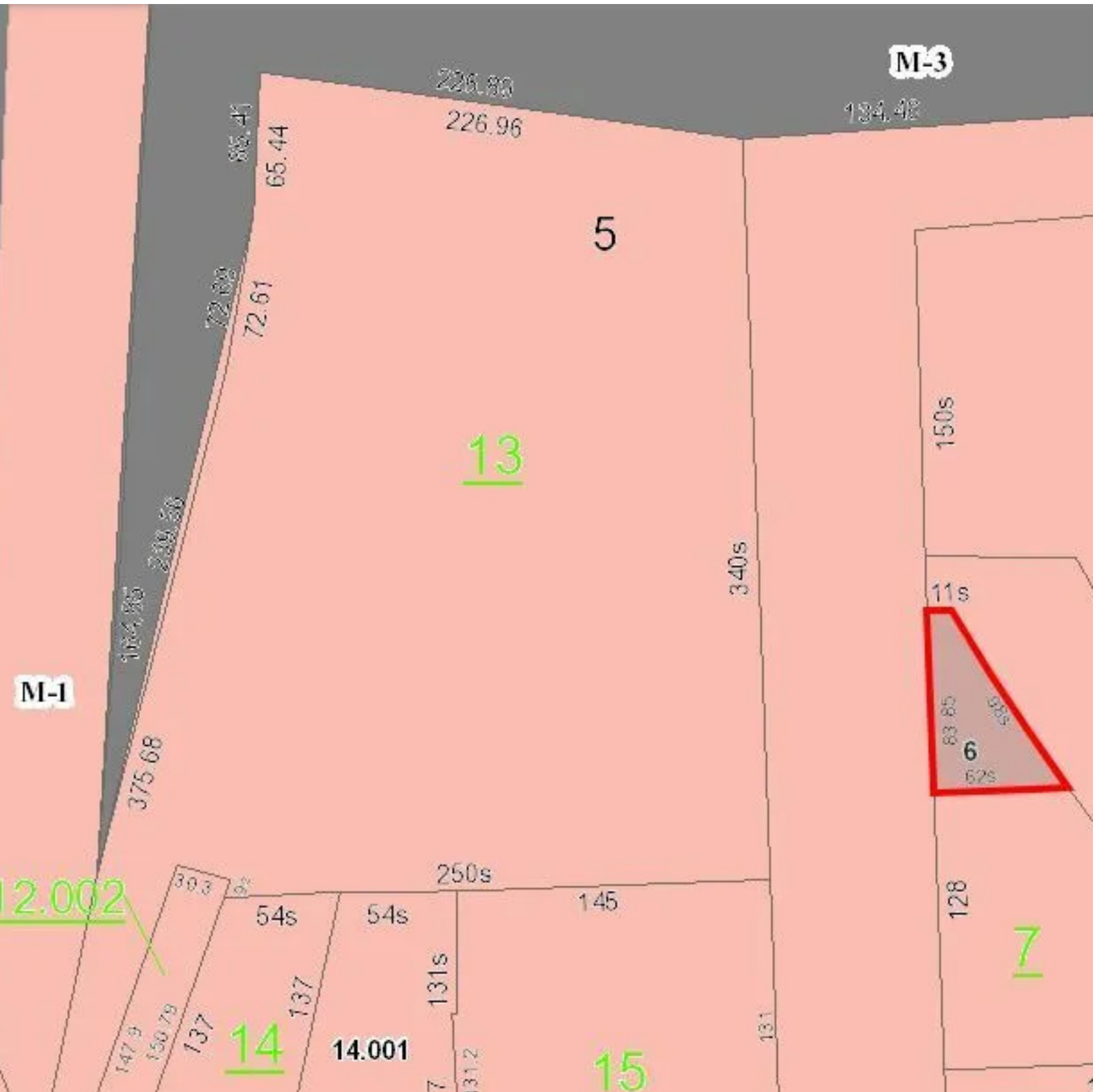
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ZONING



Hodges

Commercial Real Estate



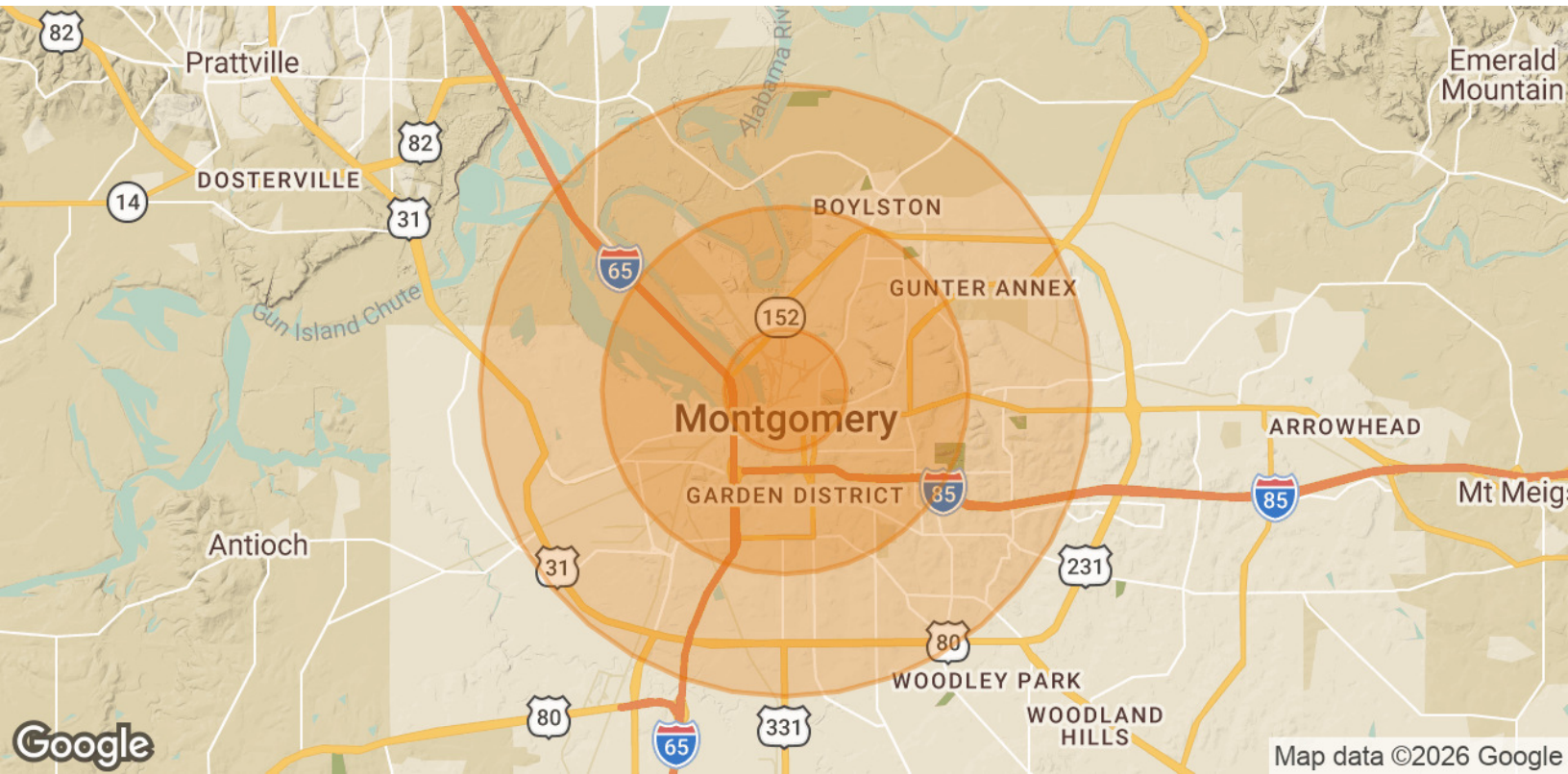
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,839	41,034	95,239
Average Age	39.3	36.1	37.6
Average Age (Male)	34.5	33.4	34.2
Average Age (Female)	47.4	38.3	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,093	21,006	45,579
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$37,109	\$40,535	\$49,105
Average House Value	\$124,534	\$100,275	\$109,456

2020 American Community Survey (ACS)

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