



**2461 HWY. 20**  
**DECATUR, ALABAMA**  
PROPERTY BRIEF



**DESCRIPTION:** OFFICE/WAREHOUSE BUILDING IN HIGH TRAFFIC AREA. WITH LOADING DOCK AND ROLL-UP DOOR.

**LOCATION:** WEST ON I-565 ACROSS THE RIVER BRIDGE. TURN RIGHT ON ALT. HWY. 72W. GO APPROX. 3.4 MILES TO HWY. 67. GO 1/10 OF A MILE PAST HWY 67. BUILDING IS ON YOUR LEFT.

**BUILDING SIZE:** 9,600 SQ. FT. (+/-)

**LAND SIZE:** .80 ACRES (+/-) 119'x248'x140'x239'

**ZONING:** HI - HEAVY INDUSTRY

**TRAFFIC COUNT:** 30,120 PER DAY

**SALE PRICE:** \$550,000

**CONTACT:** RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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[www.russrussell.com](http://www.russrussell.com).

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# HWY. 20 DECATUR, AL

