

# 4,800 SF OF FLEX/RETAIL WITH HIGH VISIBILITY

FOR LEASE

4099 Alabama 20, Trinity, AL 35673



## PROPERTY DESCRIPTION

This versatile 4,800 SF building, including 950 SF of office or retail space, sits on a highly visible 0.75-acre site along Highway 20 in Trinity, AL. With its flexible use potential, this property offers excellent visibility, featuring 400 feet of frontage and strong daily traffic, suitable for retail, industrial, or flex space.

## PROPERTY HIGHLIGHTS

- ±4,800 SF building with ±950 SF office/retail space
- Situated on ±0.75 acres
- Flexible use: Retail, Industrial, or Flex space
- ±400 feet of frontage on Highway 20
- ±16,000 vehicles per day

## LOCATION DESCRIPTION

Situated within Morgan County's robust manufacturing and industrial landscape, the property offers immediate proximity to several major employers renowned at both regional and national levels. This cluster of established manufacturers and distributors not only offers an abundant labor pool and potential for supplier/vendor relationships, but also highlights the strategic advantage of visibility and connectivity along this thriving highway corridor.

## OFFERING SUMMARY

Lease Rate:	\$8.25 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	0.75 Acres
Clear Heights	14'6" - 19'

## BART MOORE

Associate  
205.936.4041  
jbm@ironvestpartners.com



Information deemed reliable but not guaranteed.  
[ironvestpartners.com](http://ironvestpartners.com)



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Google

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# ADDITIONAL PHOTOS

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