

PRIME LOCATION - EAST MONTGOMERY WAREHOUSES

North Eastern Boulevard, Montgomery, AL 36109



PROPERTY DESCRIPTION

Montgomery East Industrial Park offers over 400,000 sf of warehouse space in the city's most convenient warehouse location. Two miles to I-85 and seven miles to I-65.

PROPERTY HIGHLIGHTS

- Office Space w/ Warehouse Rents
- Dock High & Ground Level Doors
- 21' - 23' Ceiling Heights
- Sprinkled Throughout
- Space Heater in Place
- Exhaust Fans in Most Spaces
- Excellent Access Off Eastern Blvd
- External Signage w/ Exposure to High Traffic Counts
- Professionally Managed by Aronov Realty Management, Inc.

OFFERING SUMMARY

Lease Rate:	Call Agent for Pricing
Lease Type:	NNN
Total Available SF:	113,834 SF
Total Building SF (5 Warehouses):	400,507 SF
Availability:	Immediate
Zoning:	M-1
Traffic Count:	32,996 Eastern Blvd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,160	20,509	51,725
Total Population	7,331	46,281	119,671
Average HH Income	\$63,719	\$73,345	\$75,739

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions
 334.354.2627
 david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
 Montgomery, AL 36116

WAREHOUSE 1 LAYOUT

5414 Lamco Street, Montgomery, AL 36109



LEGEND

Available

Unavailable

0 20 40 60 80
FLOOR PLAN

Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106



LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,050 SF

Suites:	Bay 7
Lease Rate:	Call Agent for Pricing

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WAREHOUSE 2 LAYOUT

5415 Lamco Street, Montgomery, AL 36109



Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	16,200 SF

Suites:	Bay 10, Bay 11
Lease Rate:	Call Agent for Pricing

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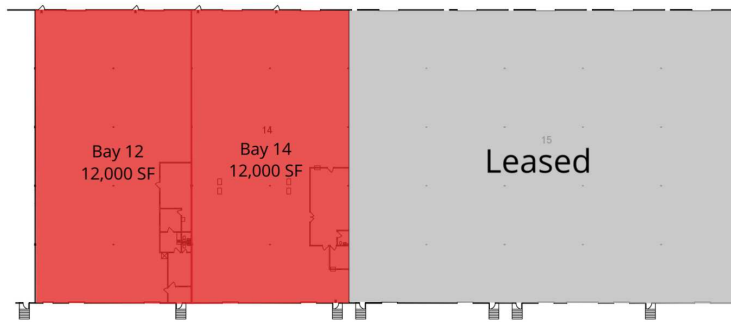
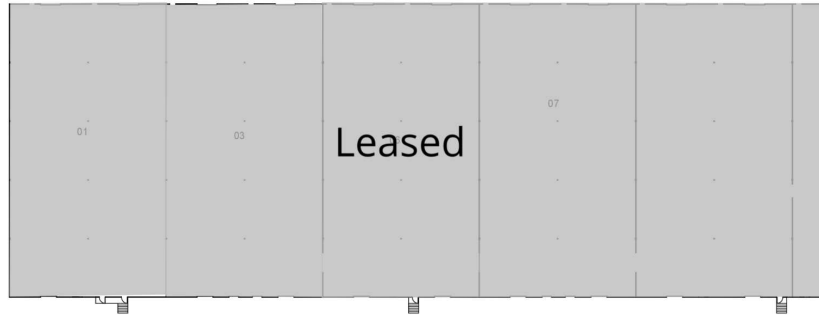
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WAREHOUSE 3 LAYOUT

231 N. Eastern Boulevard, Montgomery, AL 36109



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	24,000 SF

Suites:	Bay 12, Bay 14
Lease Rate:	Call Agent for Pricing

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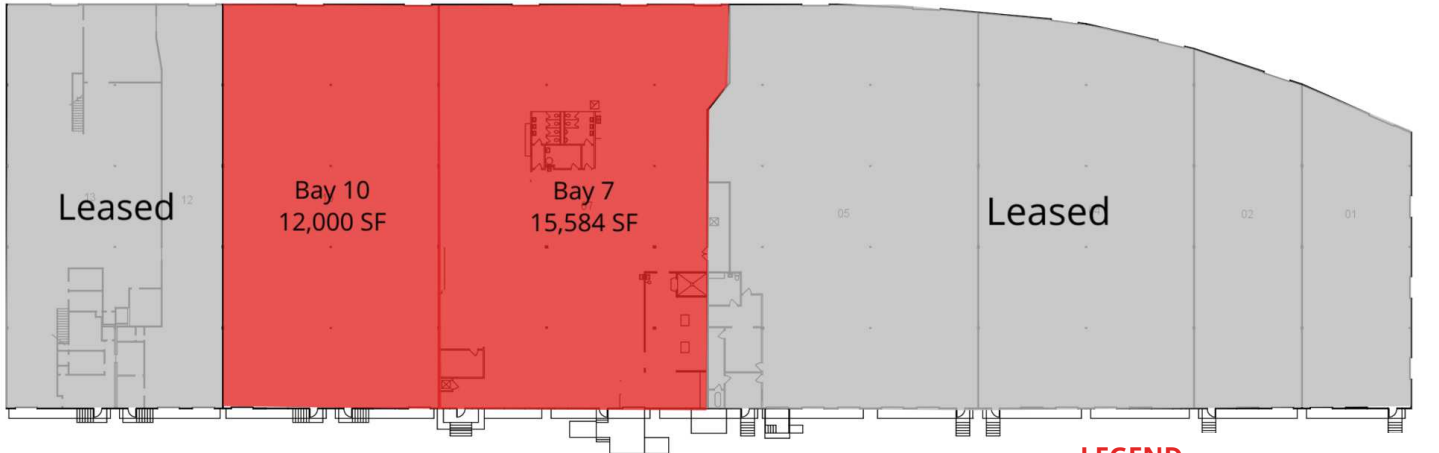
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WAREHOUSE 4 LAYOUT

311 N. Eastern Boulevard, Montgomery, AL 36109



Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106

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LEGEND

Available

Unavailable

0 20 40 60 80 100

LEASE INFORMATION

Lease Type:	NNN
Total Space:	27,584 SF

Suites:	Bay 7, Bay 10
Lease Rate:	Call Agent for Pricing

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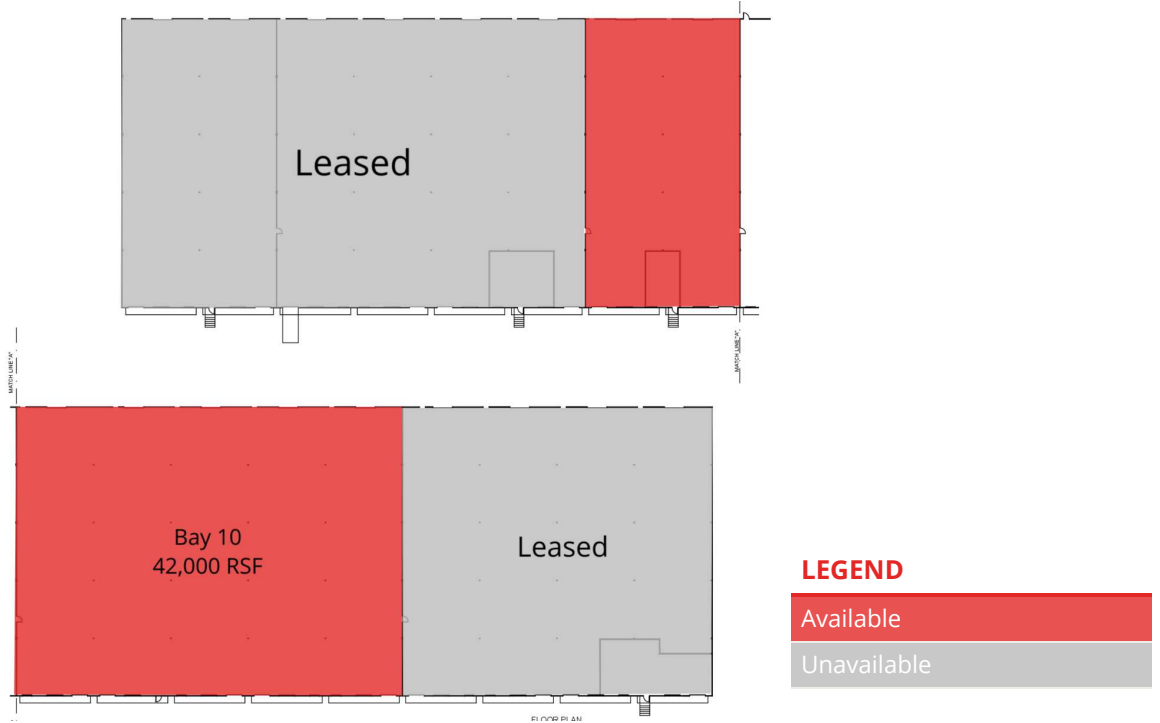
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WAREHOUSE 5 LAYOUT

321 N. Eastern Boulevard, Montgomery, AL 36109



LEASE INFORMATION

Lease Type:	NNN	Suites:	Bay 10
Total Space:	42,000 SF	Lease Rate:	Call Agent for Pricing

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AVAILABLE SPACES

North Eastern Boulevard, Montgomery, AL 36109

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Warehouse 1 - Bay 7	4,050 SF	NNN	Immediate Availability
Warehouse 2 - Bay 10	4,050 - 16,200 SF	NNN	Immediate Availability
Warehouse 2 - Bay 11	12,150 - 16,200 SF	NNN	Immediate Availability
Warehouse 3 - Bay 12	12,000 - 24,000 SF	NNN	Immediate Availability
Warehouse 3 - Bay 14	12,000 - 24,000 SF	NNN	Immediate Availability
Warehouse 4 - Bay 7	15,584 - 27,584 SF	NNN	Immediate Availability
Warehouse 4 - Bay 10	12,000 - 27,584 SF	NNN	Immediate Availability
Warehouse 5 - Bay 10	42,000 SF	NNN	Immediate Availability

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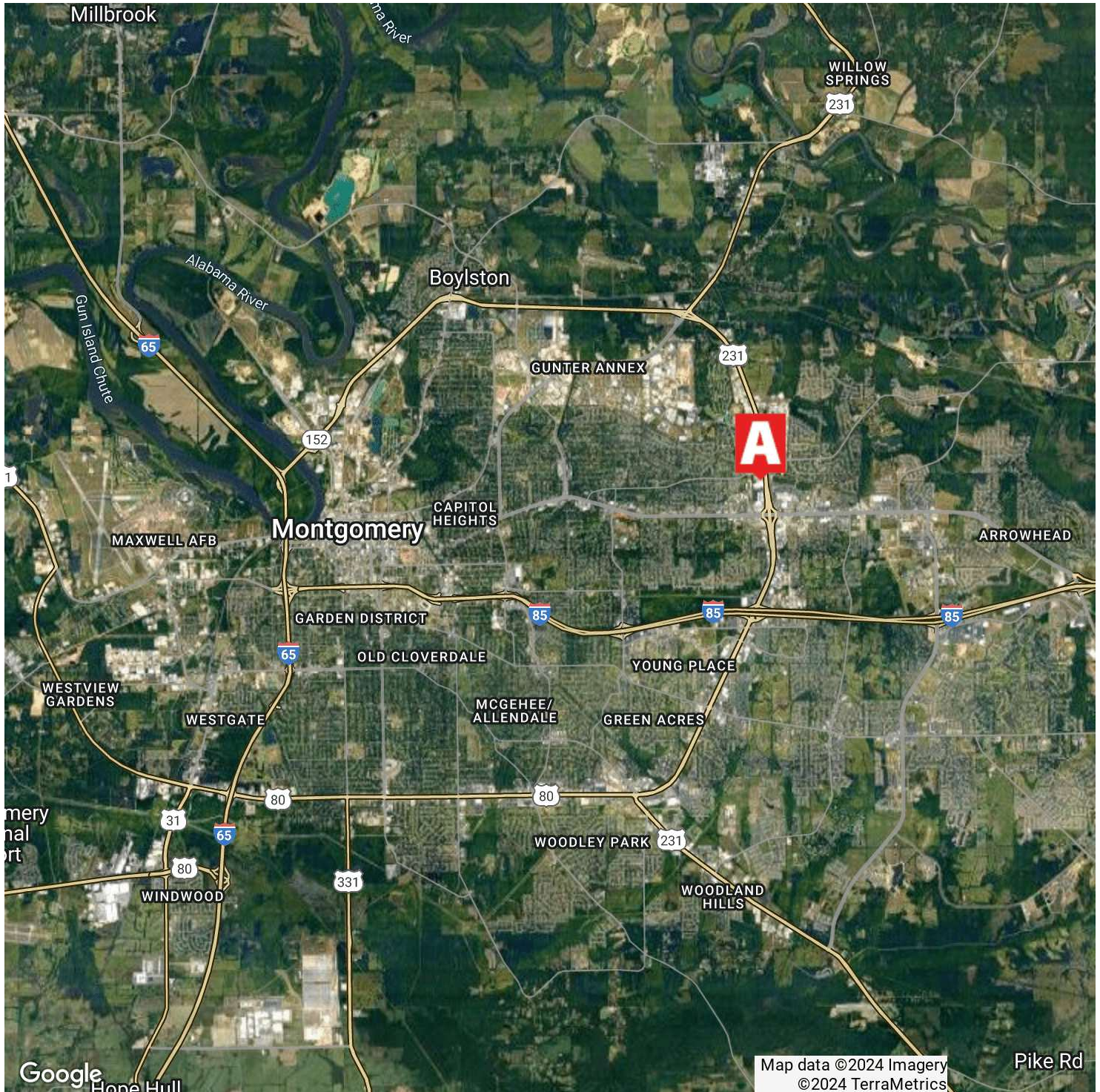
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CONVENIENT MONTGOMERY LOCATION

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