

3000 WYNDHAM INDUSTRIAL DRIVE – OPELIKA, AL



ACRES:
.57 (shared ingress/egress
with neighboring lot)

SQUARE FEET:
+/- 13,400 sqft of 17,649 sqft
available to Lease or Occupy

ZONING:
PUD Zoning – With underlying
Industrial

TRAFFIC COUNTS:
10,000 - Cars daily at intersection

ADDRESS: 3000 Wyndham Industrial Dr. Opelika, AL 36804

Location:
Just off I-85 at exit 58. Located off Gateway Drive once you pass through the traffic circle located at the intersection of Gateway Dr. and Society Hill Rd. Conveniently Close to Tiger Town at Exit 58. You can also access exit 60 easily by going south on Gateway Dr. to Marvyn Pkwy.

Summary:
Constructed in 2024 and opened in early 2025. The facility is 18,076 sqft.. +/- 14,000 sqft is available for lease.



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton
Broker
334-559-4914 Mobile
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OVERVIEW

Incredible opportunity to lease or buy the real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new flex warehouse building located in busy area of Lee County. Quality 2025 construction with potential to customize your buildout.

PROPERTY HIGHLIGHTS

Grandfathered Light Industrial Zoning
All the development hassle handled
Easy ingress and egress
Fully sprinklered
15' 6" to eave
23' 2" to the sprinkler line in the center

PROPERTY SUMMARY

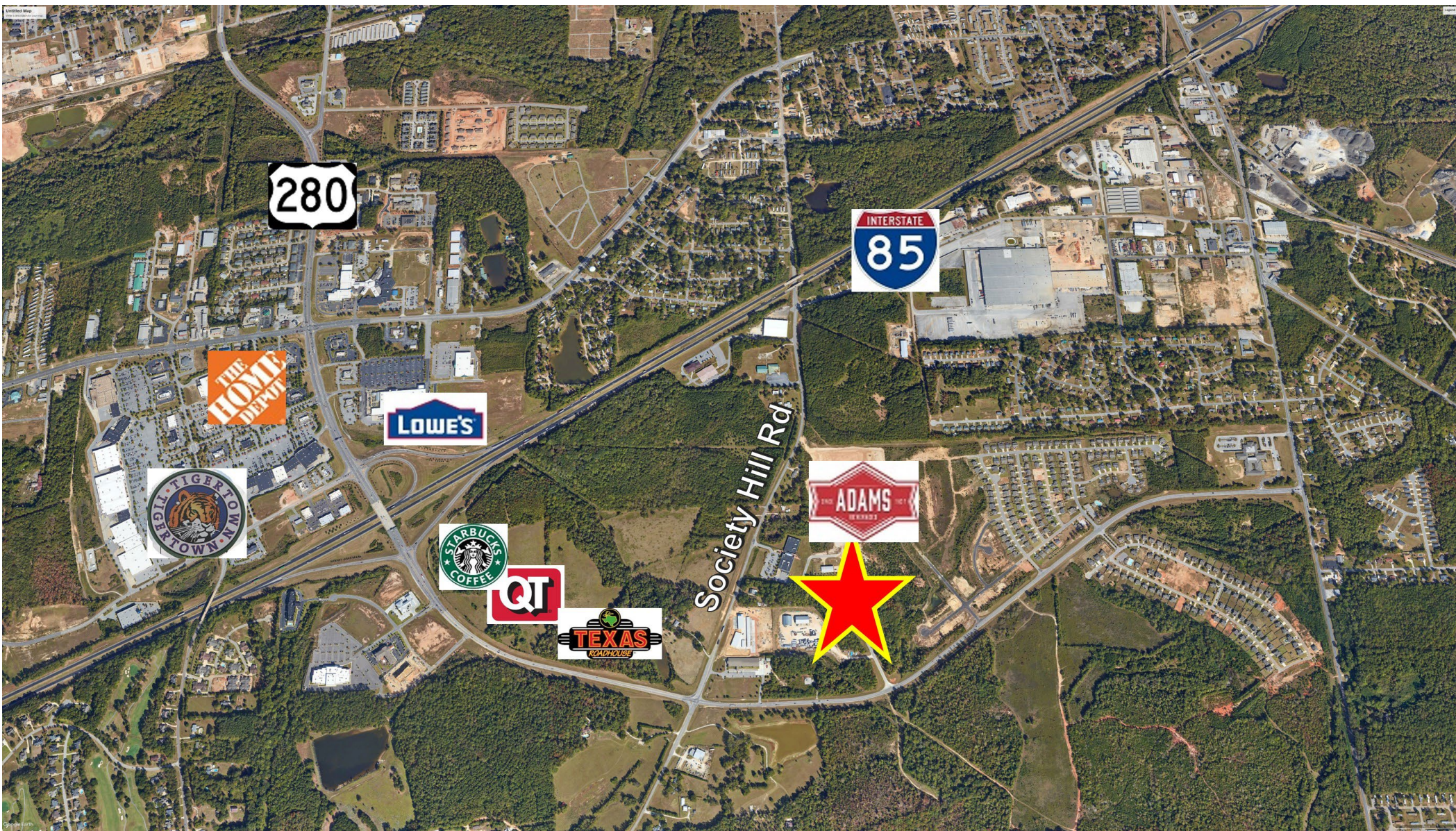
Purchase Price: \$2,250,000
Year Built: 2025
Lot Size: .057
Total SF: 14,046 SF for Lease

LOCATION HIGHLIGHTS

Multiple ways to access I-85
Convenient to all of Lee County
Close to Opelika Industrial Parks
Close proximity to a lot of the residential growth



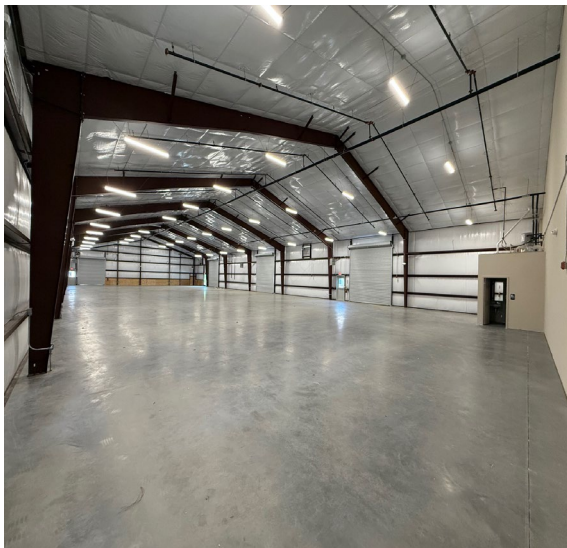
AERIAL MAP



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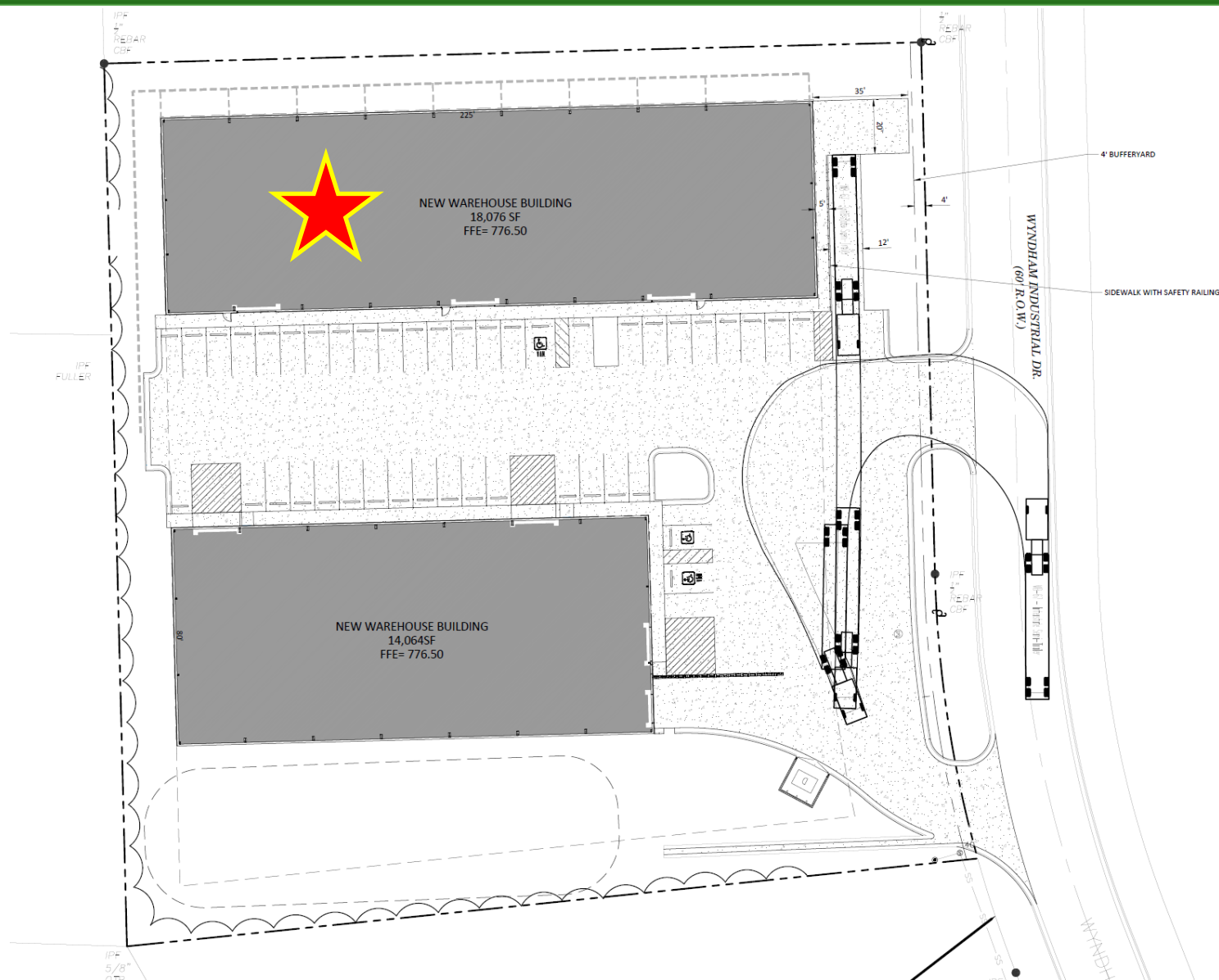
PHOTOS



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SITE PLAN



FLOOR PLAN

