

VANITY FAIR WAREHOUSE

78 PLANT DRIVE, MONROEVILLE, AL 36460

Industrial Warehouse

FOR SALE



Vanity Fair/Fruit of the Loom- Industrial Warehouse

PERRY PATIÑO

334.531.0125
ppatino@mcrmpm.com

GENE CODY, CCIM

334.386.2441
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MOORE COMPANY REALTY

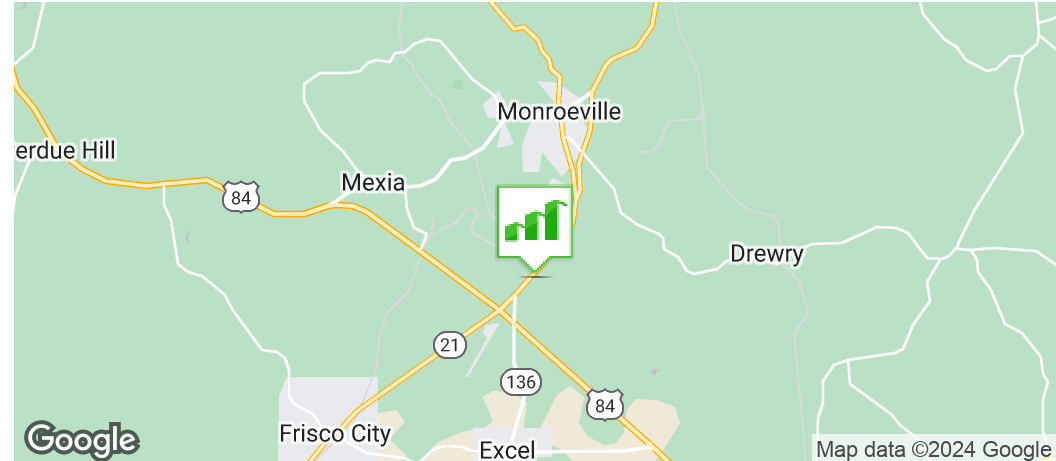
312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	±17.0 Acres
Year Built:	1972
Building Size:	±229,480
Price / SF:	\$12.64
Zoning:	M1-P

PROPERTY HIGHLIGHTS

- Situated on ±15.5 Acres
- Originally constructed in 1972- additions made in 1974 & 1984
- Zoned Light Industrial
- Twenty Five (25) Dock Doors
- Ceiling Height: 15 to 25 Feet
- 100% Wet Sprinkler System
- All Utilities available
- Bus Bar 800 AMP and 400 AMP - 3 Phase Power- General Electric Power
- ±22.3 miles from I-65
- ±84 miles from the Port of Mobile: The 2nd fastest growing Port in the US with a remarkable 121.84% growth. This growth shows the crucial contribution to Alabama's economic development and its potential for future growth, positioning it as a key player in the broader national trade network
- ±96 miles from Hyundai Motor Manufacturing Facility in Montgomery
- ±102 miles from the Inland Intermodal Transfer Facility in Montgomery

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Exterior Photos



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Interior Photos



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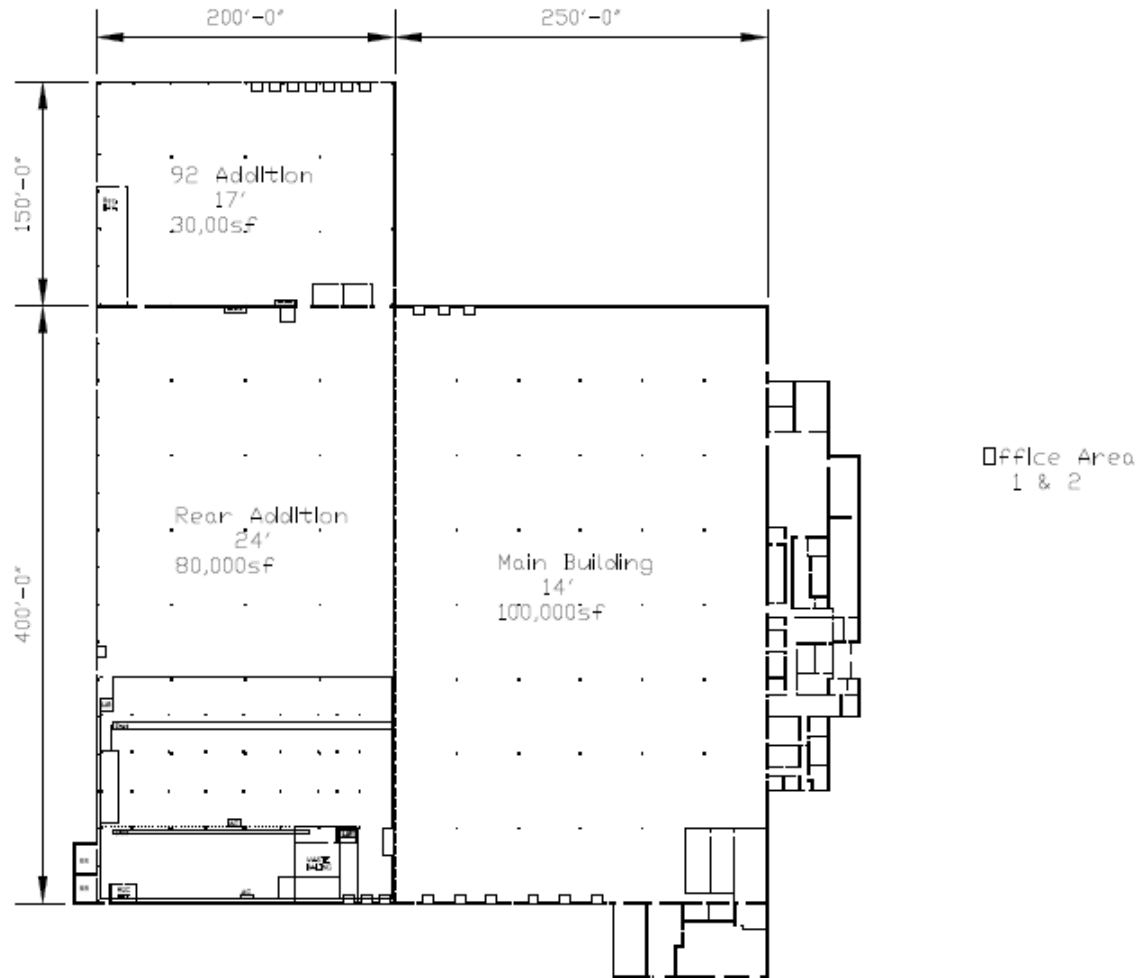
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Floor Plan



VANITY FAIR PLANT 11
MONROEVILLE DC-2

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Map



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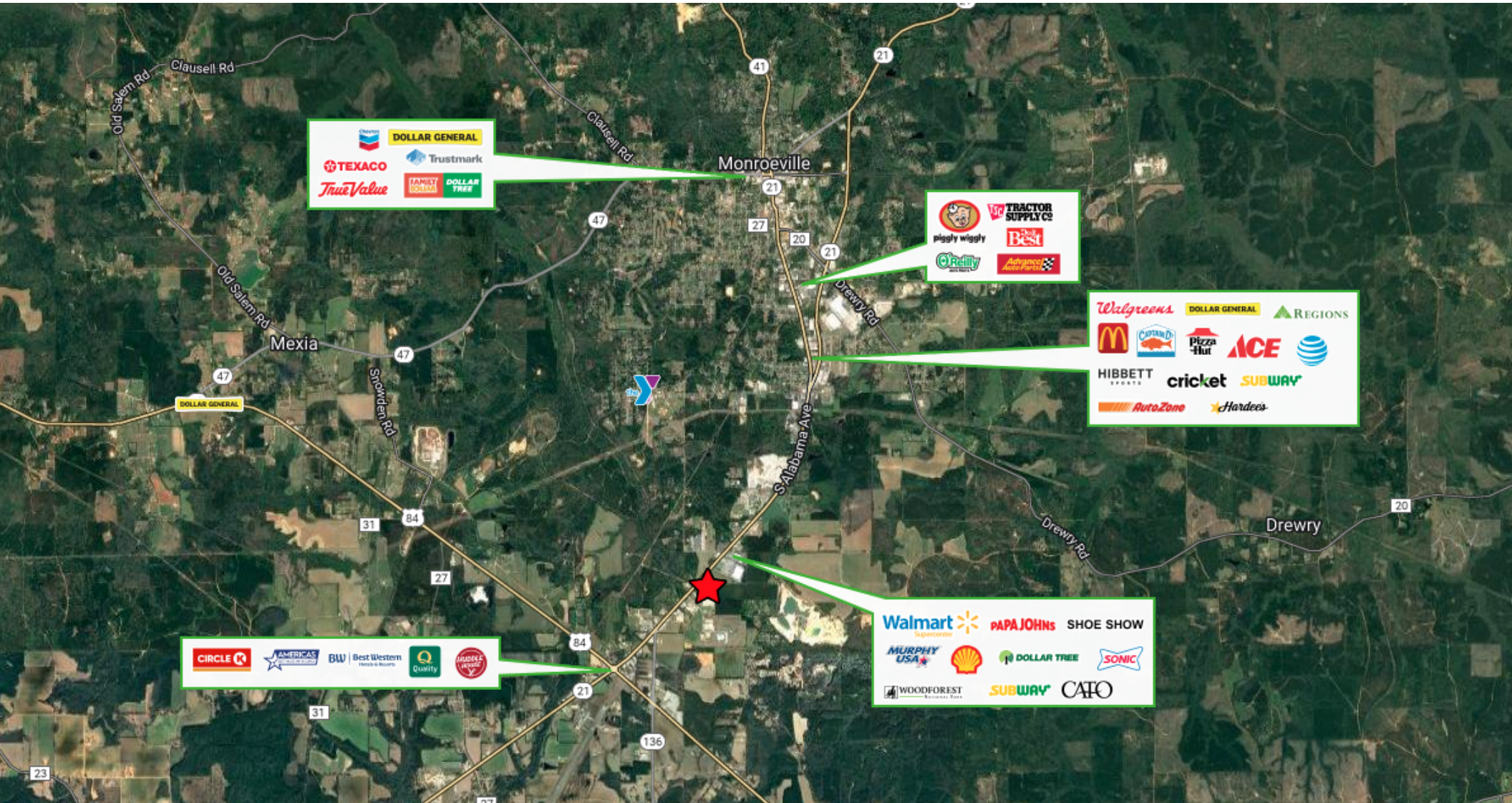
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Retail Map



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