



510 Brickyard Road

Phenix City, AL 36869

Property Highlights

- Clean, previously food-grade certified
- M-2 Heavy Manufacturing zoning
- Building and parking expandable

Property Overview

East Alabama warehouse/distribution facility for sale or lease. +/-150,420 SF freestanding building on +/-21.8 acre site includes 13 docks and 2 drive doors with ample site area for expansion of both building and truck/trailer parking.

100% sprinklered, clean and well-maintained with recent renovations and includes ample off-street parking with fenced outside storage. Less than 2.5 miles from Columbus' CBD.

Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	\$3.95/SF NNN
Building Size:	+/-150,420 SF
Available SF:	+/-150,420 SF
Lot Size:	+/-21.8 Acres

For More Information



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Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	\$3.95/SF NNN
Building Size:	+/-150,420 SF
Available SF:	+/-150,420 SF
Year Built:	1991
Renovated:	2023
Zoning:	M-2

Property Summary

East Alabama warehouse/distribution, logistics, or manufacturing facility available for sale or lease. +/-150,420 SF freestanding industrial building on +/-21.8 acre site constructed in 1991. Includes 13 loading docks and 2 drive-in doors; all docks equipped with levelers, seals, weather cover, and lights. Site is fenced/gated and includes additional acreage for expansion of both building and truck/trailer parking.

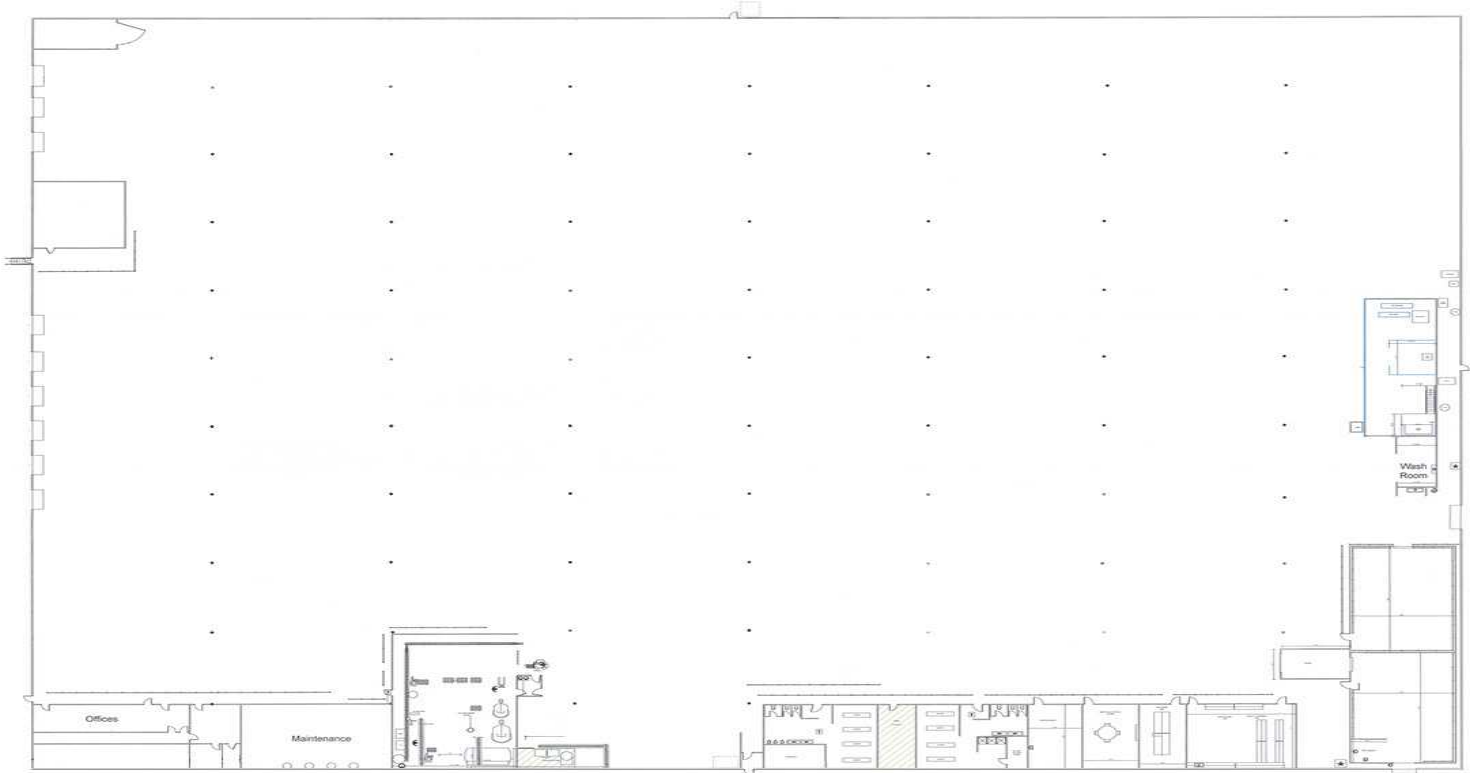
Concrete tilt wall construction with 23' clear height and 29' x 57' column spacing includes +/-7,235 SF of offices, training rooms, locker rooms, and a large breakroom. Clean, well-maintained and in good condition; previously food-grade certified for beverage manufacturer. 100% sprinklered, 1,000 kVA 3-phase power, new TPO roof installed in 2021 with extensive repairs and renovations in 2023, and on-site parking for 120 cars.

Located at the intersection of Brickyard Road and State Docks Road in Phenix City AL. 110 miles to Atlanta GA, 46 miles to LaGrange GA, and 40 miles to I-85.



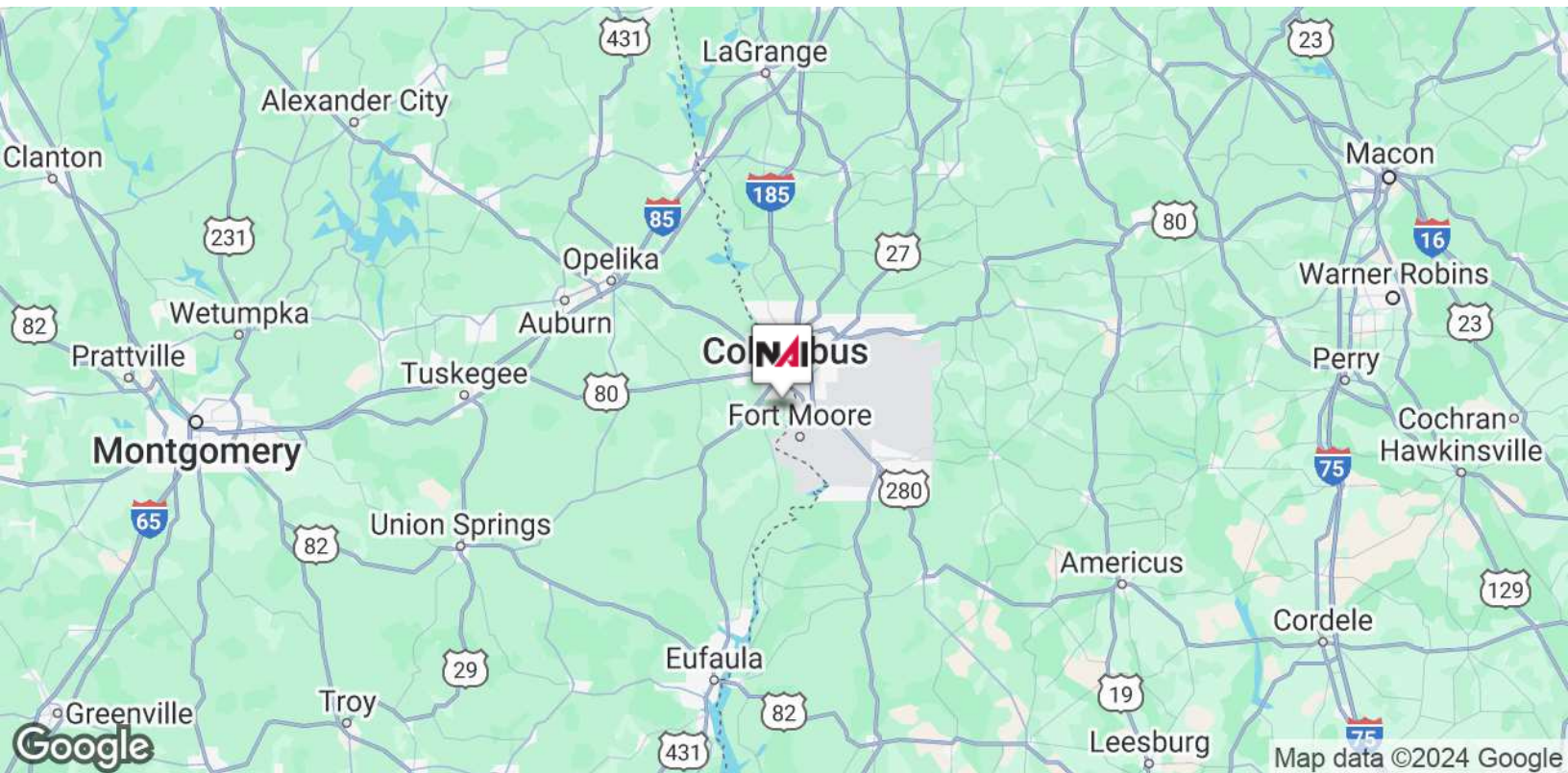
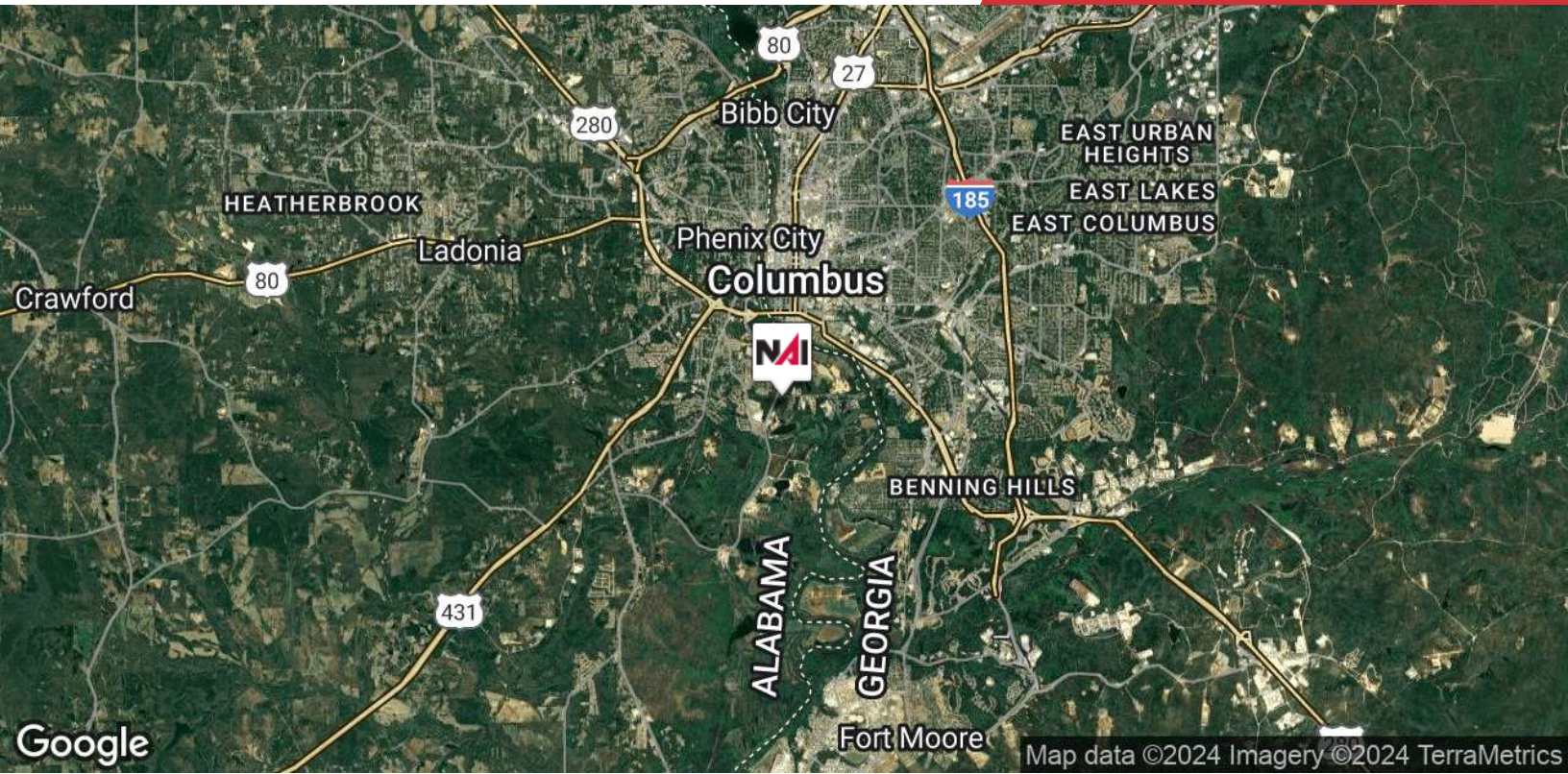
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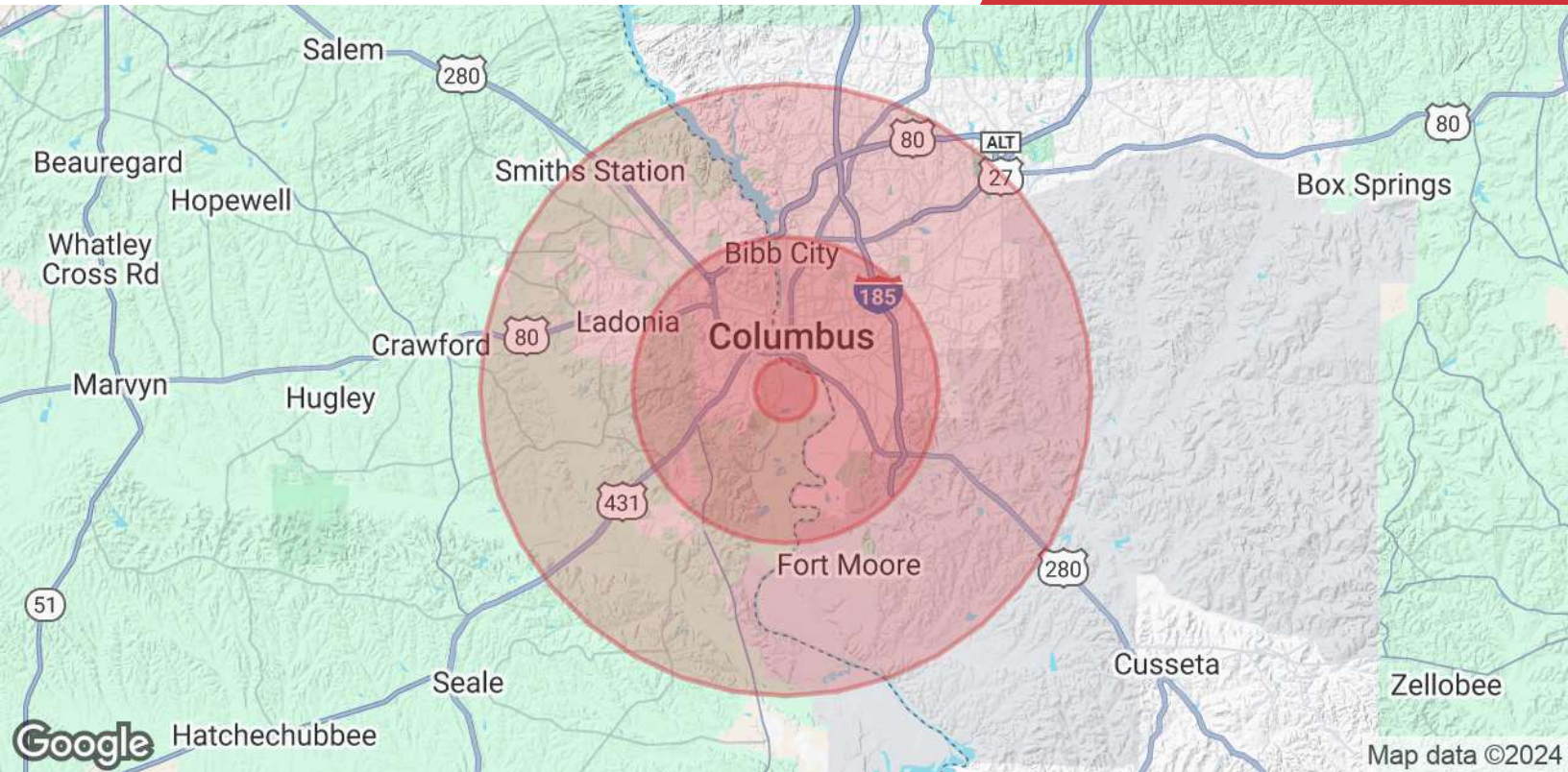
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Population	1 Mile	5 Miles	10 Miles
Total Population	962	102,645	247,588
Average Age	40.1	36.3	35.8
Average Age (Male)	33.0	33.5	34.2
Average Age (Female)	42.7	38.9	38.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	543	51,243	110,467
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$26,301	\$40,586	\$53,890
Average House Value	\$101,367	\$95,712	\$126,849

2020 American Community Survey (ACS)

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