

FOR LEASE

1570 Parker Ln, Enterprise, AL 36330

NAI TALCOR



Newly Renovated | 24,000 SF

This 24,000 sq. ft. building offers excellent access, visibility, and a service road entrance via Parker Lane. The building features all new 24-gauge metal siding, automatic roll-up doors, metal roof, LED lighting with repaved parking lot and drive-in ramp in progress. The facility was formerly used for transport logistics and includes overhead hoist tracks and rail crane system for heavy-duty operations.

- Located across from proposed site for new manufacturing plant
- Eave height: 16' | Clear center height: 23'
- Overhead hoist tracks + rail crane system
- Upgrades include: all new metal siding, metal roof, LED lighting, drive-in ramp & repaved parking lot
- 5 new automatic roll-up doors: 14' x 14'
- Office space can be built out per Tenant requirement
- Adjacent WGCR/G&W rail service available
- Located just off Hwy-84 (N. Main St) with access to AL-167 via N. Industrial Park Rd. 1/2 mi to Boll Weevil Circle

OFFERING SUMMARY

BUILDING SIZE	24,000 SF
LEASE RATE	\$8.33 SF/YR (NNN)
ZONING	M-2
LOT SIZE	2.3-acres
ELECTRICAL CAPACITY	3 phase, 240V, 1600 amps

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	36,790	56,506	106,789
Average HH Income:	\$96,490	\$93,262	\$85,194

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107 Hidden Glen Way
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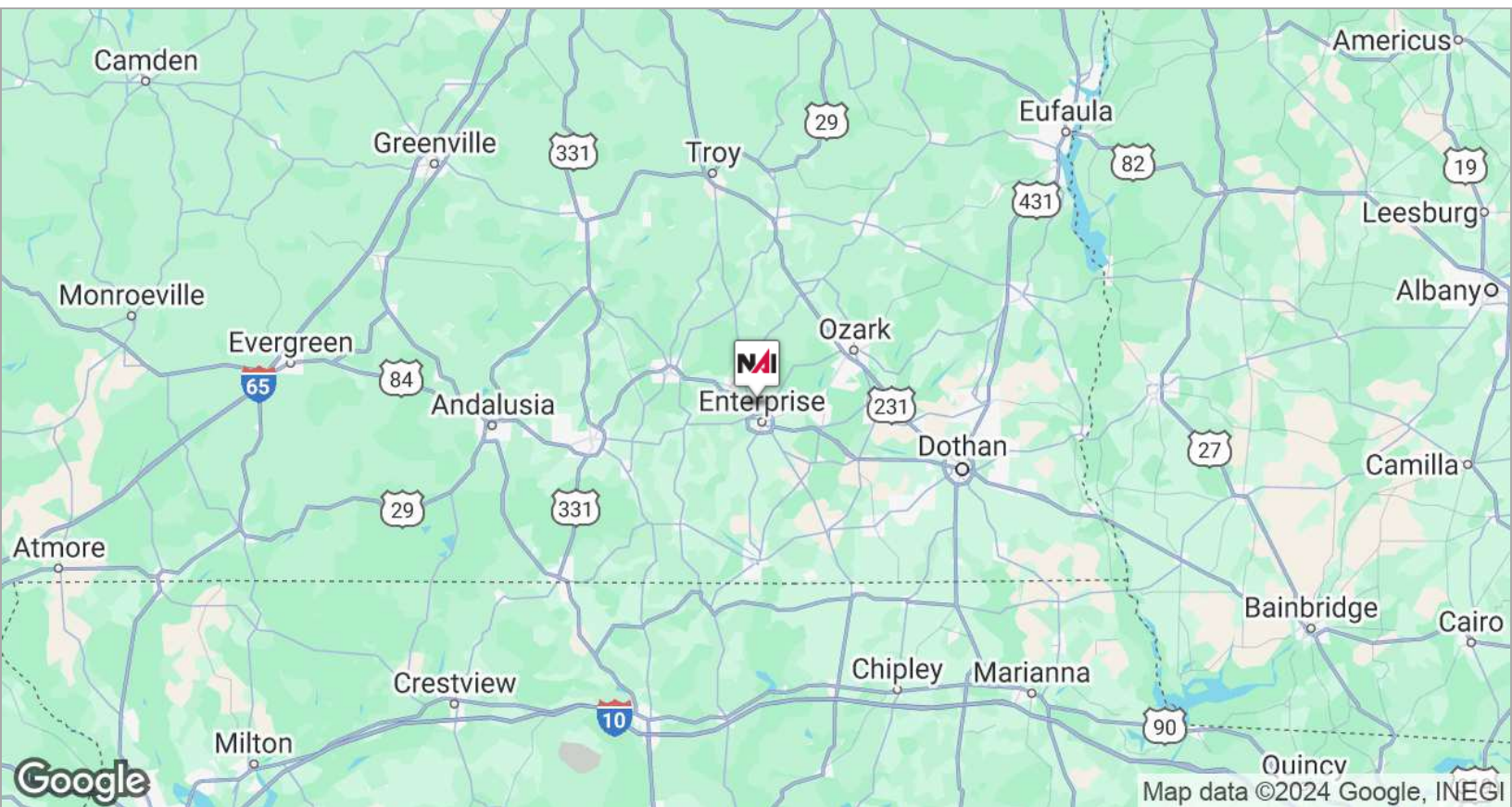
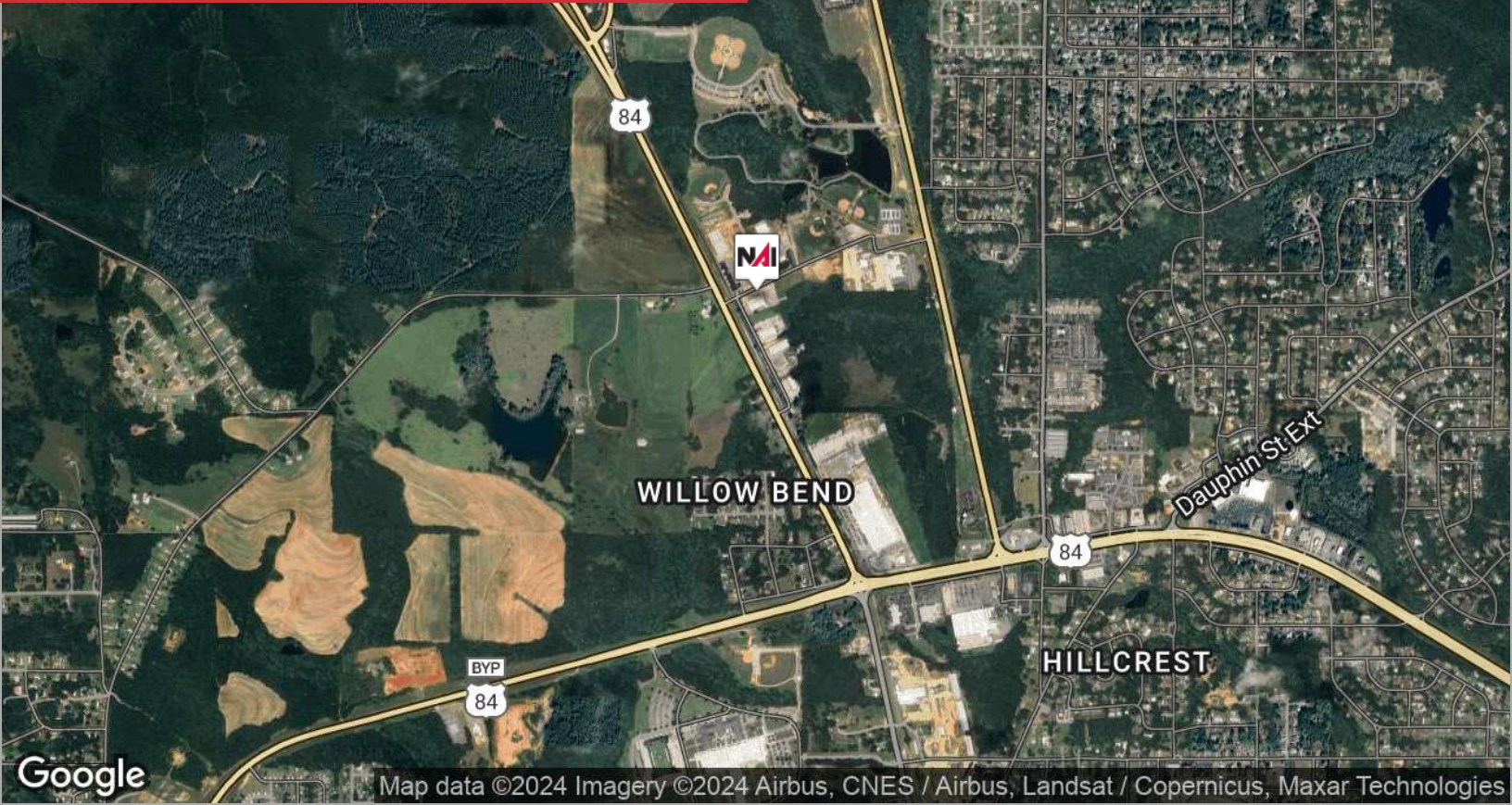
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LOCATION MAPS

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ALABAMA

Transportation Overview



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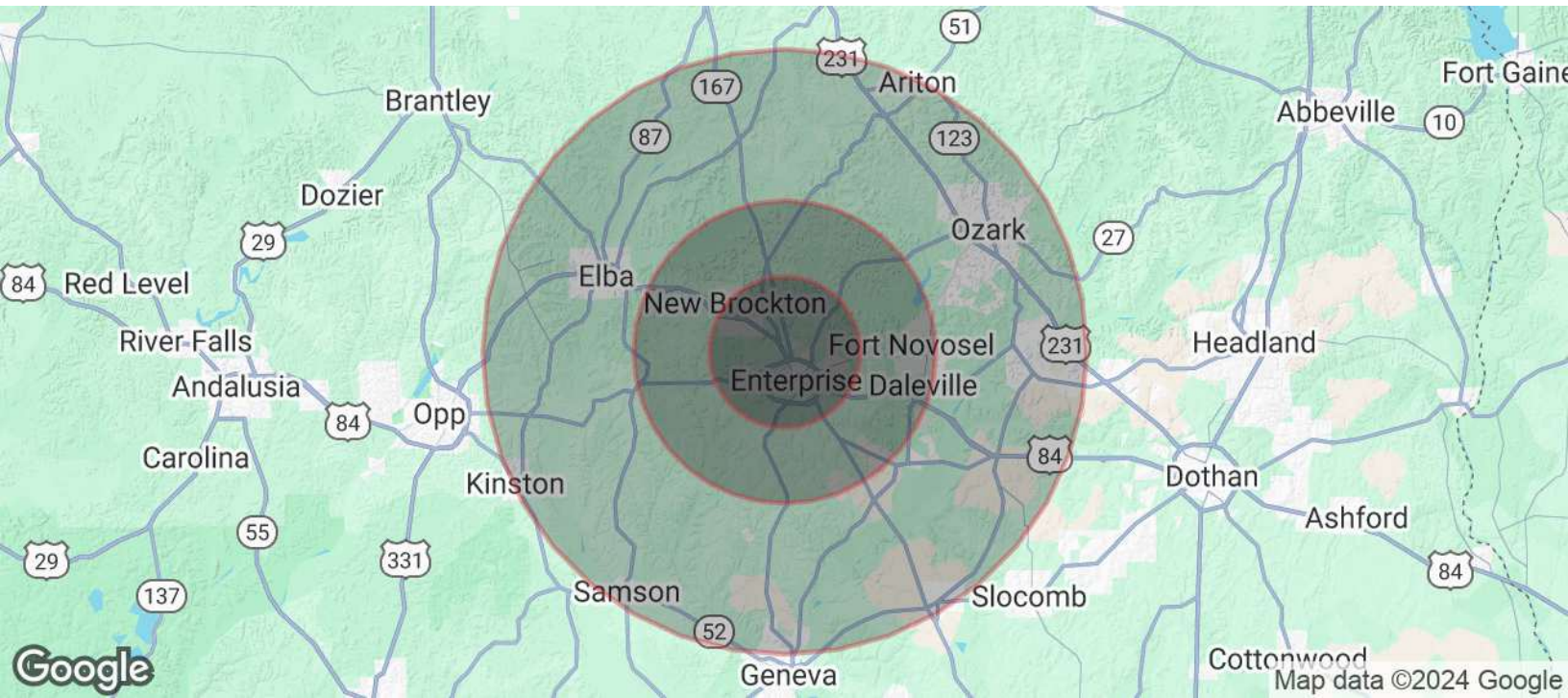
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DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	36,790	56,506	106,789
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	40	39	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	14,500	22,238	43,087
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,490	\$93,262	\$85,194
Average House Value	\$239,189	\$216,289	\$201,970

Demographics data derived from AlphaMap

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