



2270 Pelham Rd S, Jacksonville, AL 36265

**\$699,000**

Warehouse & Storage, Jacksonville, Al

Retail/Warehouses/Storage



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Listing Added: 05/15/2024

Listing Updated: Today



## Details

Asking Price	<b>\$699,000</b>	Property Type	<b>Industrial</b>
Subtype	<b>Warehouse</b>	Investment Type	<b>Owner/User</b>
Class	<b>C</b>	Square Footage	<b>10,680</b>
Price/Sq Ft	<b>\$65.45</b>	Units	<b>3</b>
Years Built	<b>1988, 2021</b>	Buildings	<b>3</b>
Permitted Zoning	<b>none</b>	Lot Size (acres)	<b>1.1</b>
Broker Co-Op	<b>Yes</b>	APN	<b>12-07-35-0-002-003.000</b>
Price/Unit	<b>\$233,000</b>	Ownership	<b>Fee Simple</b>
Ceiling Height	<b>30</b>		

## Marketing Description

Warehouse, Industrial, Retail, Office...this property has all the opportunities you will need. Over 1 acre in Jacksonville, AL, but no zoning!

Fronts US Hwy 21 running from Jacksonville State University to Anniston, AL, with over 25,000 Daily Traffic Count (4 Mile Road is side road). 3 Metal Buildings on property offering many use options. Office approx 2400sqft, 60x30 Building with 2 roll up doors, 65x55 building that you can drive thru or pull thru. \$699,000

Discover a prime commercial opportunity at 2270 Pelham Road South, located in the thriving business hub of Jacksonville, AL. This expansive property offers a diverse range of features, ideal for a variety of business ventures. The site includes multiple warehouses, measuring 30x60 and 55x65, providing ample storage or production space, making it perfect for logistics, manufacturing, or distribution businesses. Each warehouse is well-maintained and equipped with easy access for loading and unloading, ensuring operational efficiency.

In addition to the warehouses, the property features versatile retail space, ideal for customer-facing businesses or office setups. This flexible retail area (40x60) provides ample room for display, inventory, or service areas, catering to a wide range of commercial needs.

The property also includes a fully fenced parcel, providing secure outdoor storage or space for additional business operations. The fenced area is ideal for equipment storage, fleet parking, or other uses that require security and open-air accessibility.

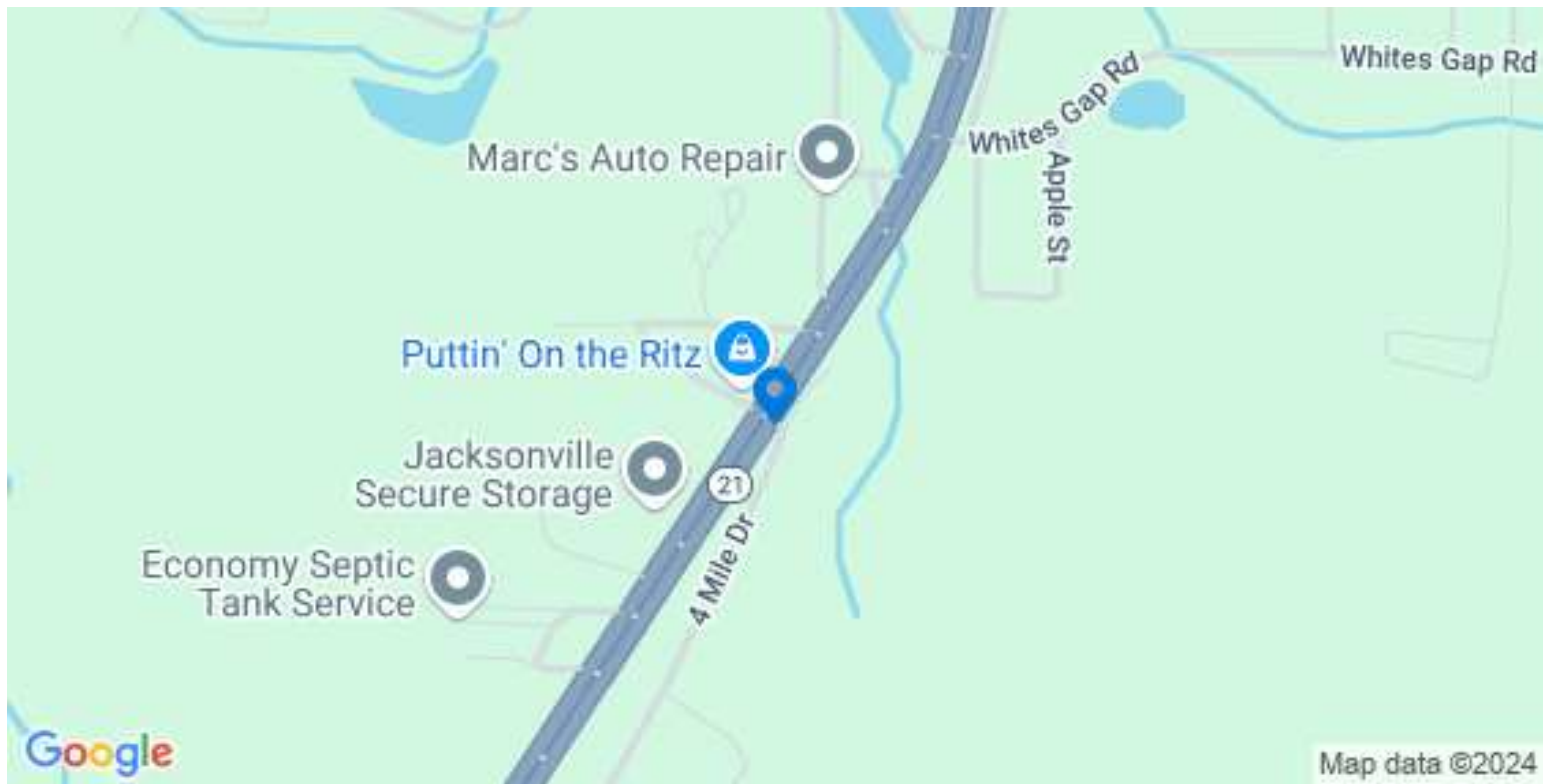
Strategically located along a highly visible and accessible road, 2270 Pelham Road South offers excellent exposure to passing traffic, making it a prime spot for businesses looking to establish a presence in the area. With its combination of warehouse, retail space, and secure outdoor area, this property is an outstanding investment opportunity for entrepreneurs and established businesses alike. Don't miss out on this versatile commercial real estate offering in Jacksonville.

## Investment Highlights

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Location (1 Location)



Property Photos (4 photos)

