

# AUBURN DISTRIBUTION FACILITY

## SUBLEASE AVAILABLE

GrahamCompany.com



3100 Beehive Road | Auburn, AL 36832



**FOR SUBLEASE**

# Auburn Distribution Facility

3100 Beehive Road  
Auburn, AL 36832

**BUILDING SIZE** 400,000 SF

**SITE SIZE** 27.17 Acres

**AVAILABILITY** 200,000 SF (Sub-Divisible)

**SUBLEASE RATE: CALL FOR PRICING**

ORIGINAL LEASE EXPIRATION: 10/31/2034

## PROPERTY HIGHLIGHTS

- Class A, Concrete tilt-up warehouse
- Built in 2019
- 24-Hour Controlled access
- LED Lights
- Existing IT infrastructure
- 32' Clear Height
- (16) Dock high doors (all with pit leveler and full dock equipment)
- (1) Drive in door
- 50' x 54' columns with 70' speed bay
- Existing cutouts for loading expansion
- Existing controlled access to the lot and facility
- (2) Entrances to facility



*Information deemed reliable; not guaranteed.*

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3100 BEEHIVE ROAD | FOR LEASE

starting point

**AVAILABLE**  
**200,000 SF**  
(SUB-DIVISIBLE)



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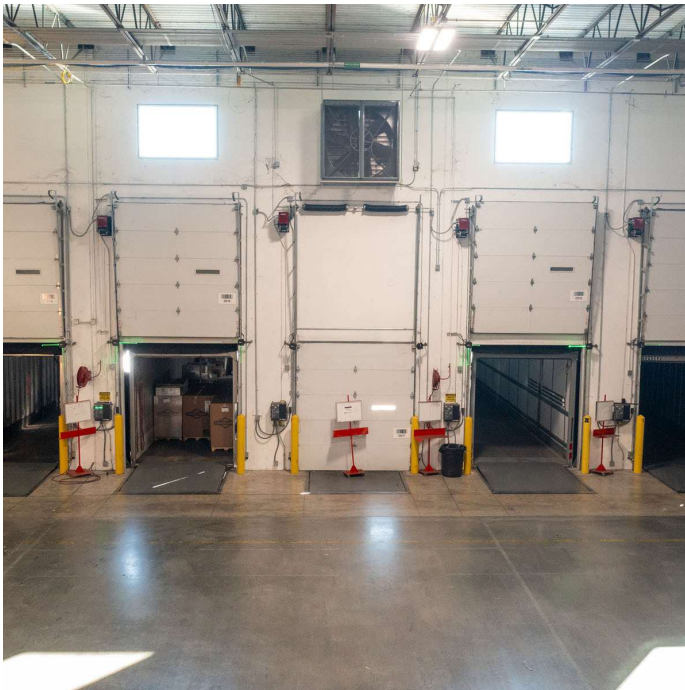


DISTANCE TO MAJOR CITIES

CITY	DISTANCE
COLUMBUS	42.5 Miles
MONTGOMERY	49.1 Miles
BIRMINGHAM	139 Miles
ATLANTA	114 Miles

LOCATION

Class A distribution facility located in Auburn, Alabama. Auburn is part of the larger Auburn-Opelika MSA, which boasts a combined population of 160,000. Auburn is one of the largest eastern Alabama cities and this facility is 3.3 miles from I-85, Exit 50, which makes this location ideally situated for distribution. Geographically, this location is 39 miles from the KIA Assembly Plant in West Point, Georgia, which is the only KIA plant in the United States, and 58 miles from Hyundai Motor Manufacturing America in Montgomery, AL, Hyundai's first and only manufacturing plant in the United States. Supporting these industries, Auburn University, approximately 6 miles away and with over 34,100 students, offers multiple engineering and manufacturing degrees, including approximately 5,500 Engineering students.





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