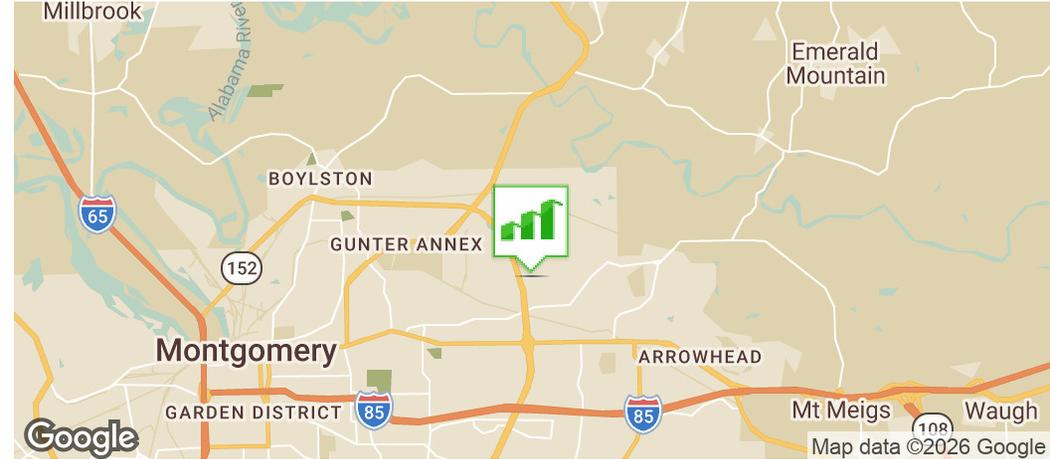


871 PLANTATION WAY

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Available SF:	1,750 - 8,750 SF
Lease Rate:	\$6.00 SF/yr (NNN)
Lot Size:	±2.35 Acres
Year Built:	1976
Building Size:	±18,666
Zoning:	M-1

PROPERTY HIGHLIGHTS

- All Units Equipped with 1 Dock High & 1 Restroom
- Located right off of Eastern Blvd with traffic counts of ±33,558 AADT
- Nearby tenants/businesses include: Norandex (building materials), Pittsburgh Glass Works (auto glass), Raycom Media Warehouse, Copy Products Company, Pro Movers & Storage, J P Sports Inc.
- Downtown Montgomery: ~6 miles, 6–10 minutes by car
- Maxwell Air Force Base: ~5 miles, 5–7 minutes by car
- I-85 (Interstate 85): ~2.9 miles, 5 minutes drive | I-65 (Interstate 65): ~9 miles, 10–15 minutes drive



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Plans



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 3	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom
Unit 4	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom
Unit 5	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom
Unit 6	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom
Unit 7	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom
Unit 13	Available	1,750 SF	NNN	\$6.00 SF/yr	1 Dock High & 1 Restroom

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Retail Map



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