

EXECUTIVE SUMMARY



Sale Price

\$3,399,999

OFFERING SUMMARY

Building Size:	38,000 SF
Available SF:	38,000 SF
Lot Size:	19.74 Acres
Price / SF:	\$89.47
Year Built:	2003
Zoning:	M-1

PROPERTY OVERVIEW

This industrial property is situated on approximately 19.74 acres along W. South Boulevard in Montgomery, Alabama, benefiting from strong visibility and ALDOT traffic counts of 33,490 AADT. The site features a rail spur located directly on the property, making it well-suited for manufacturing, distribution, or materials-based operations. Improvements include two industrial buildings with clear heights ranging from 20' to 27'. Building 1 contains approximately ±20,000 SF and is equipped with five roll-up doors, while Building 2 offers approximately 18,000 SF with one roll-up door. Power is supplied via 3-phase electrical service with a 200-AMP maximum rating. Additional improvements include two covered lumber/storage sheds, each measuring approximately 8,400 SF, providing flexible outdoor storage and staging capability. The property is less than one mile from I-65 (Exit 168) and is strategically positioned near major automotive and logistics employers, including Glovis Alabama (5.5 miles) and Hyundai Motor Manufacturing Alabama (6.2 miles). For more information, contact Mickey Phillips at 334-312-1100.

PROPERTY HIGHLIGHTS

- Building 1: 20,000 SF | 5 roll-up doors | 20'-27' clear height
- Building 2: 18,000 SF | 1 roll-up door | 20'-27' clear height
- Two covered lumber/storage sheds: 8,400 SF each
- 3-phase power | 200 AMP max rating
- Rail spur located on the property
- ALDOT traffic counts: 33,490 AADT
- Less than 1 mile to I-65 (Exit 168), 5.5 miles to Glovis, Alabama, 6.2 miles to Hyundai Motor Manufacturing Alabama

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 334.652.2121

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720 W. SOUTH BLVD. MONTGOMERY, AL | INDUSTRIAL PROPERTY FOR SALE

EXTERIOR PHOTOS



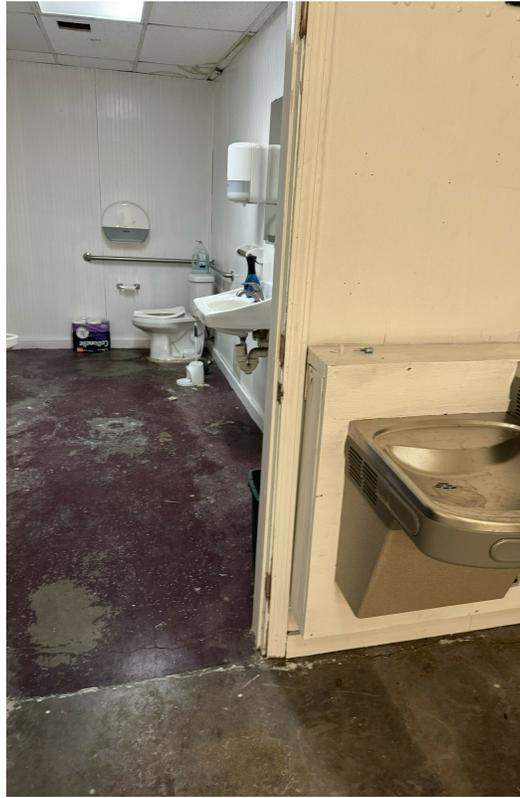
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INTERIOR PHOTOS



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ADDITIONAL PHOTOS

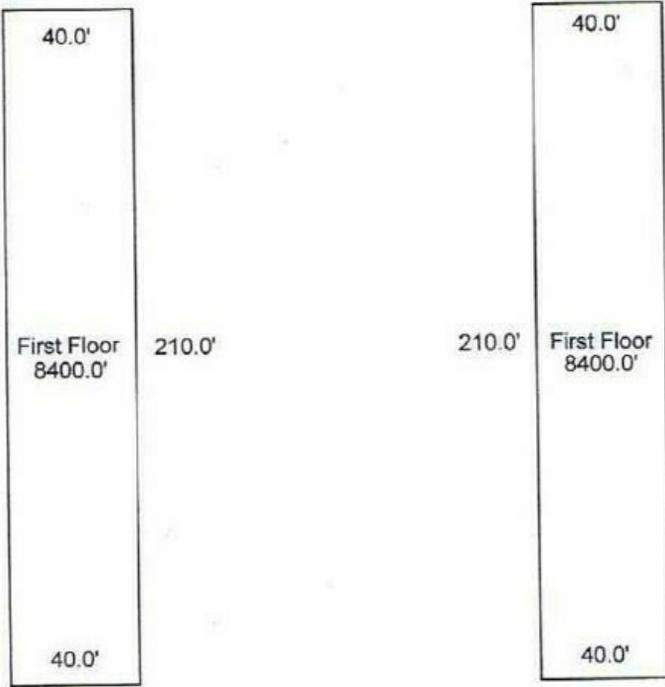


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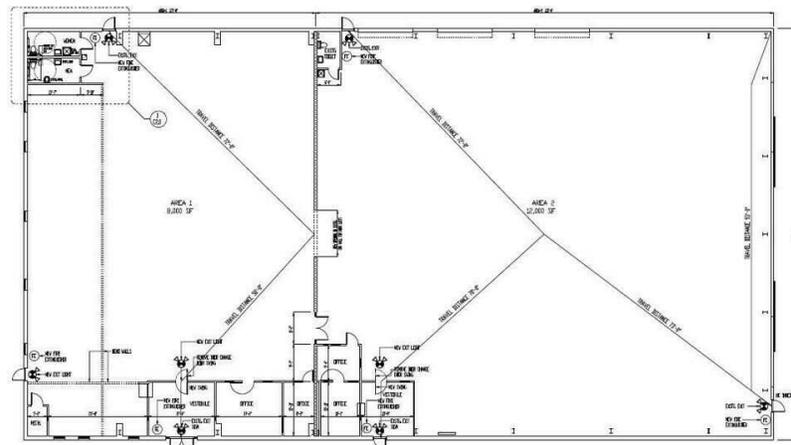
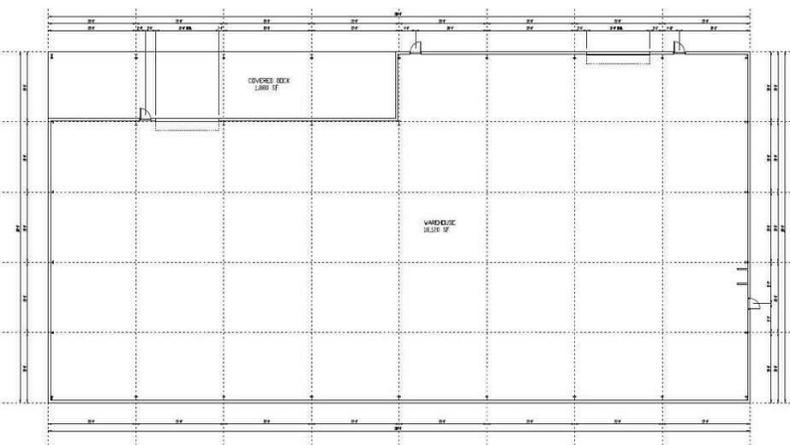
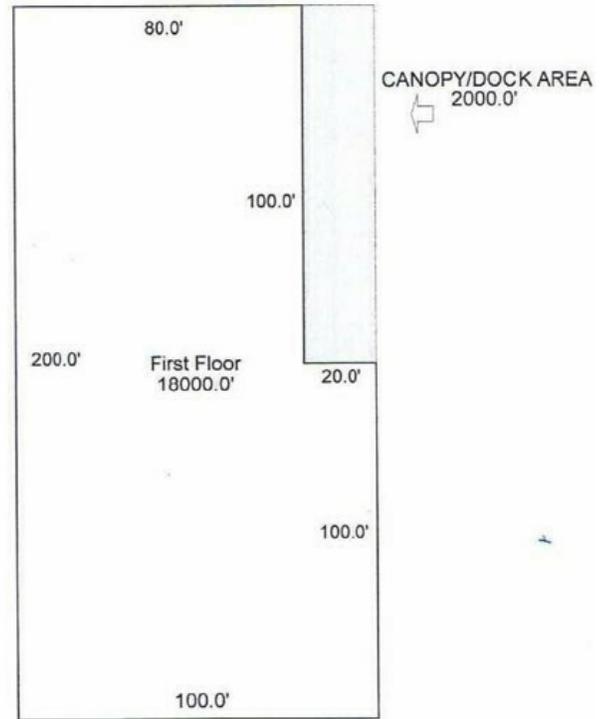
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FLOORPLANS

SHED SKETCH



BUILDING SKETCH 2

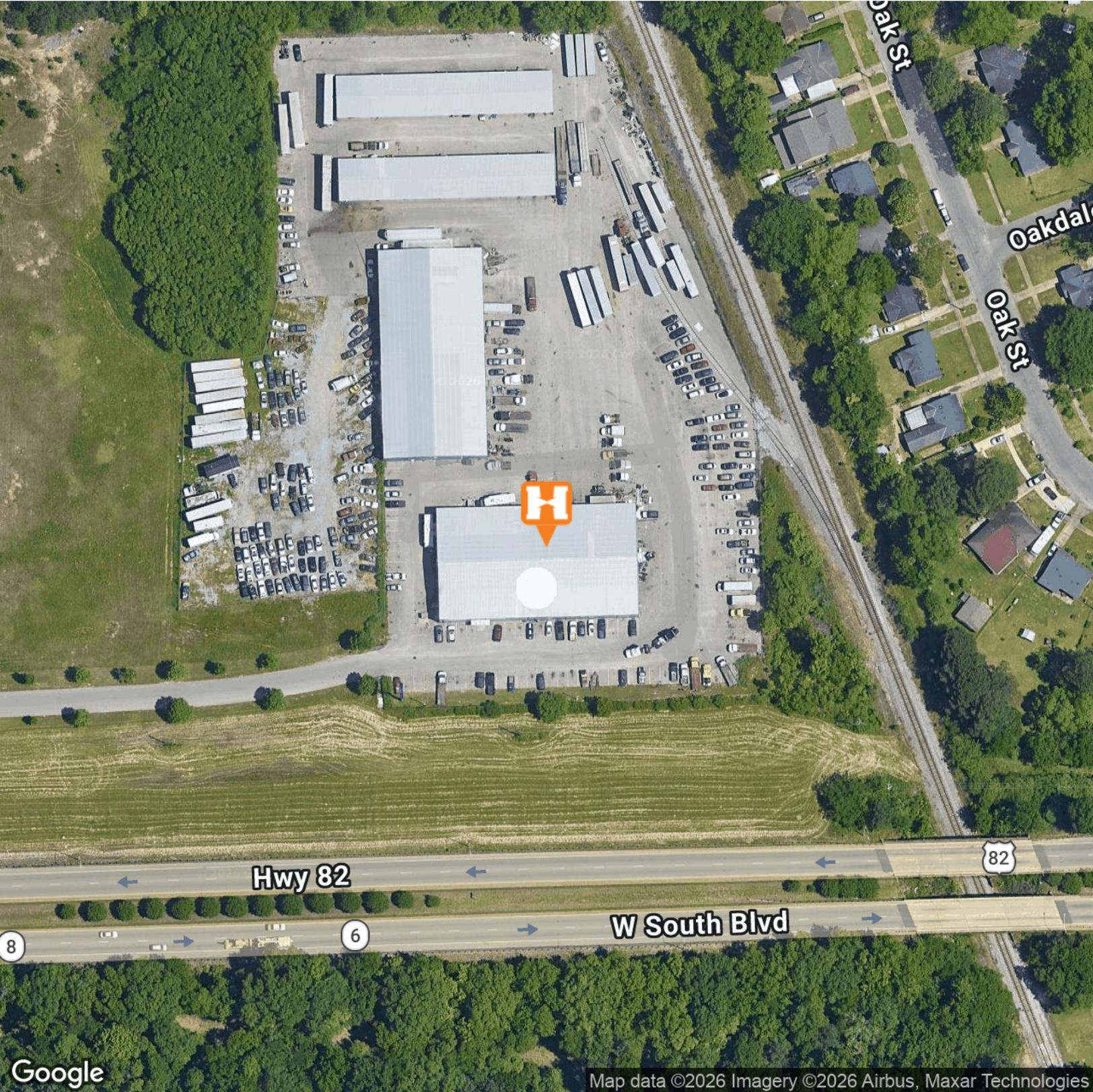


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AERIAL MAP



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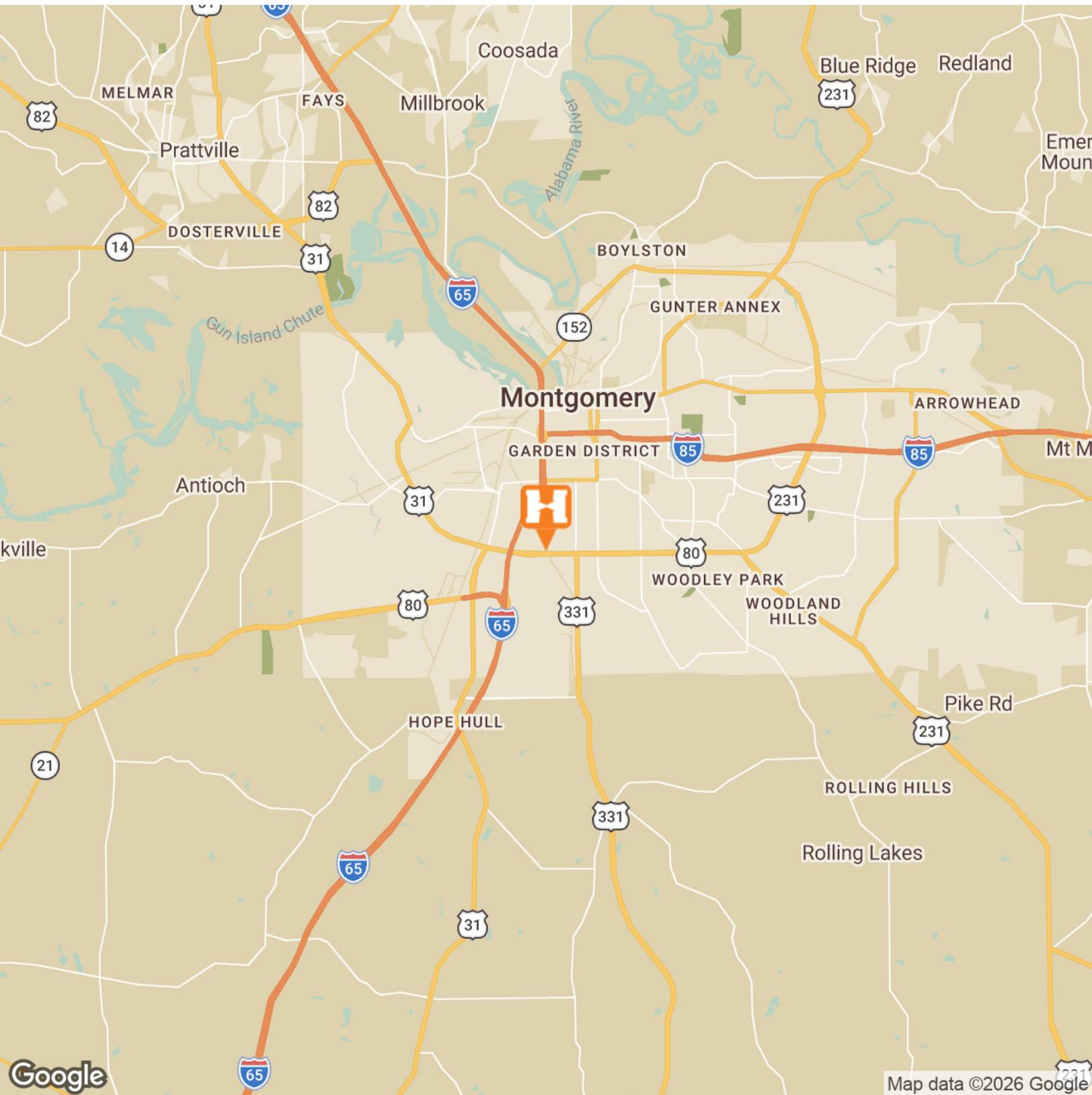
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LOCATION MAP



Hodges
Commercial Real Estate



Google

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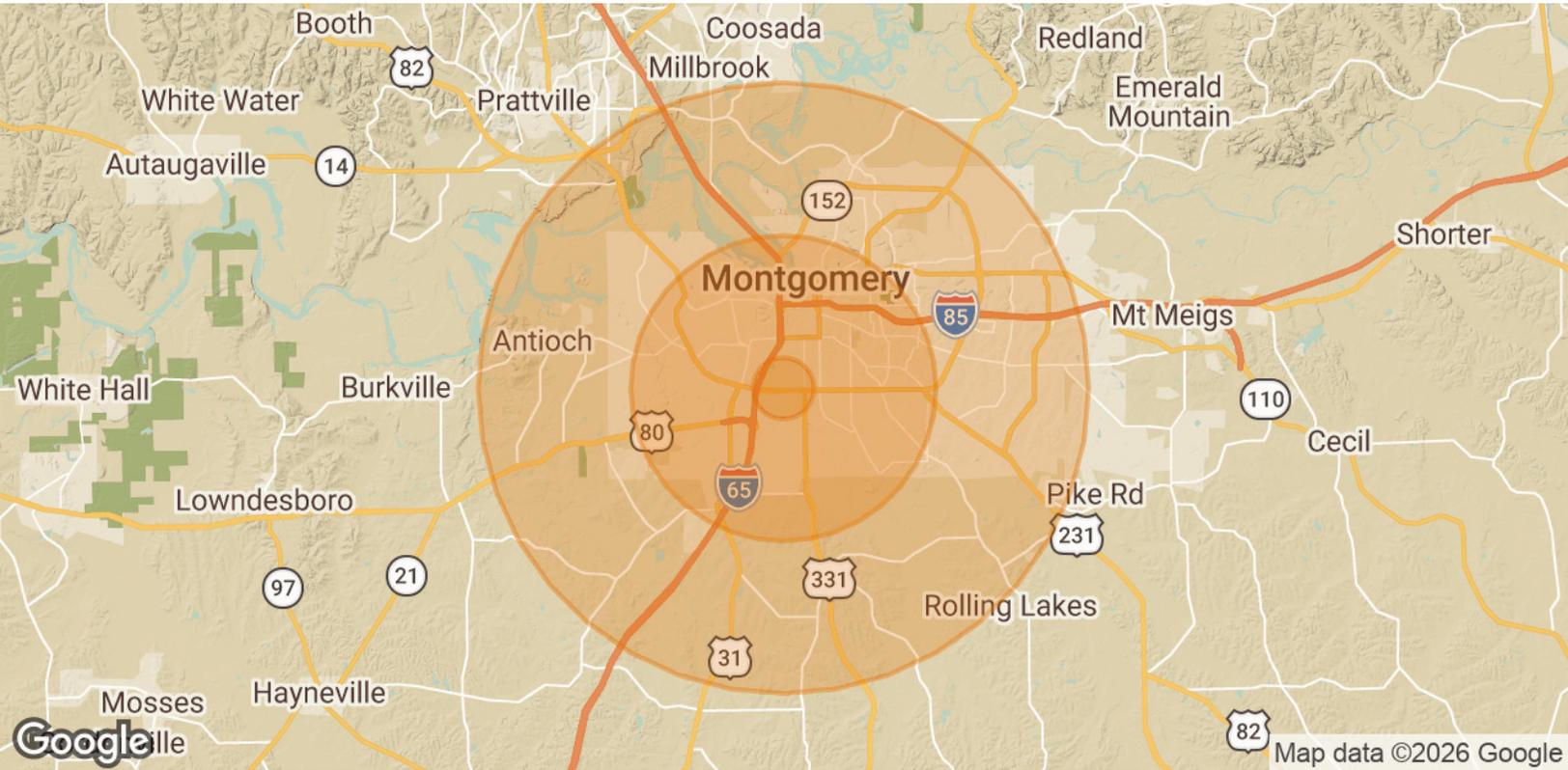
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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,920	88,046	200,401
Average Age	44	40	40
Average Age (Male)	42	38	38
Average Age (Female)	46	41	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,685	35,793	83,338
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$38,011	\$61,383	\$71,882
Average House Value	\$89,198	\$176,821	\$202,483

Demographics data derived from AlphaMap

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