

38,204 SF WAREHOUSE & 4.75 ACRES | INDUSTRIAL PROPERTY FOR SALE

1373 CHANDLER STREET
MONTGOMERY, AL 36104



OFFERING SUMMARY

Sale Price:	\$195,000
Building Size:	38,204 +/- SF
Lot Size:	4.75 +/- Acres
Price / SF:	\$5.10
Zoning:	M-3

PROPERTY OVERVIEW

Position your business in one of Montgomery's most strategically located industrial corridors at 1373 Chandler Street, a 38,204 +/- SF multi-building warehouse site situated on 4.75 acres in the heart of the city's established rail-served industrial district. This property offers exceptional proximity to active rail infrastructure, located just moments from the CSX South End Railyard, making it ideal for logistics, distribution, storage, manufacturing, or rail-adjacent users seeking efficiency in freight movement and supply chain operations. With direct access to Northern Boulevard (US-231) and close connectivity to Downtown Montgomery, the site provides strong regional accessibility for trucking routes while maintaining the advantages of a centralized industrial location. Zoned M-3, general industry (Heavy Industrial). Offered as is, where is. For more information, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Situated on ±4.75 acres with ample yard area for storage, laydown, or fleet parking
- 14' clear ceiling heights suitable for a variety of industrial users
- Durable brick exterior construction
- Additional structures include:
 - 2,428 SF standalone building
 - 2,100 SF standalone building
- Multiple access points via Chandler St., with connectivity to Parallel St., Race St., and Furnace St.
- Located within a rail-proximate industrial hub, ideal for users needing rail-served

PAUL HODGES

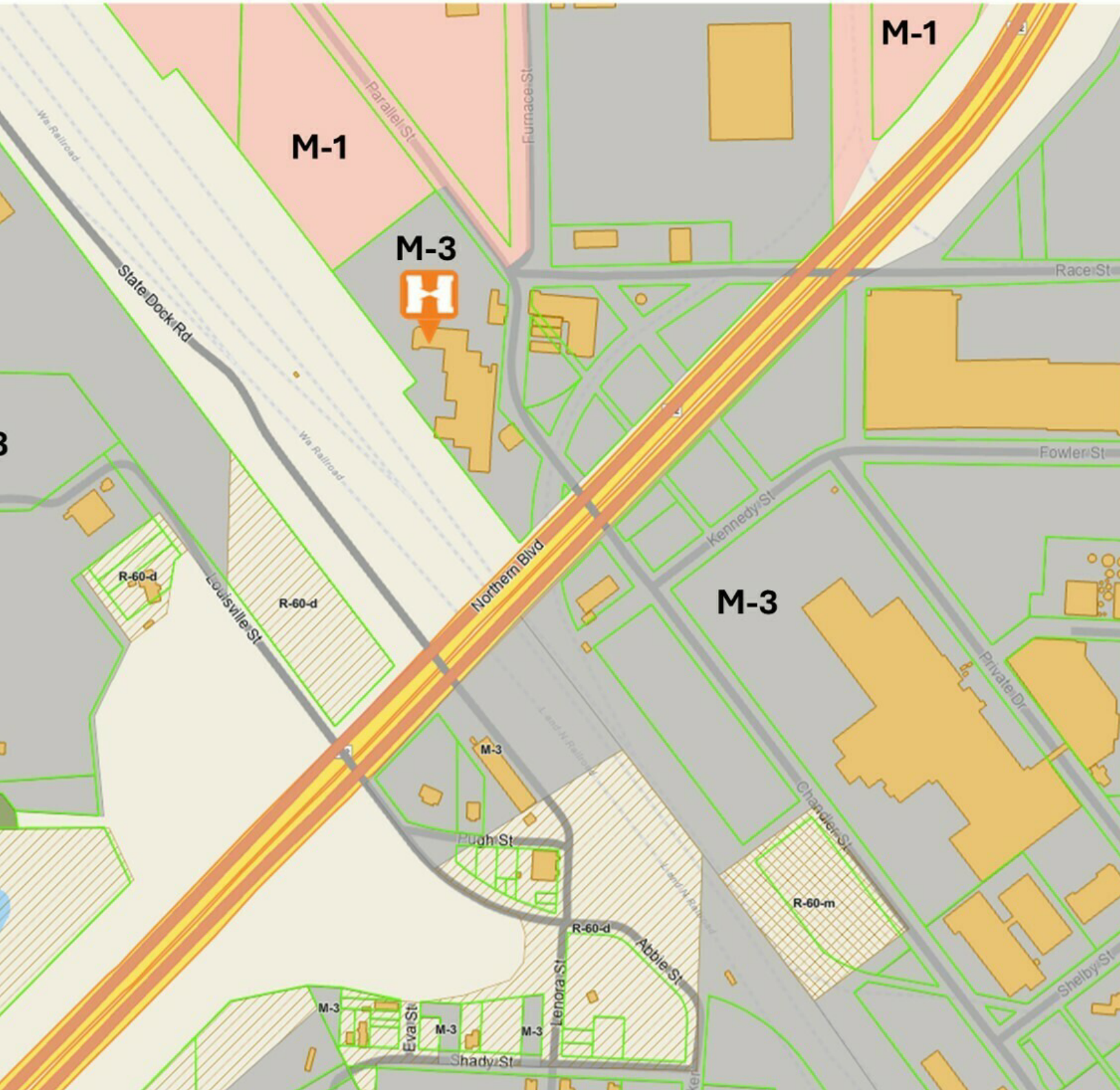
paul.hodges@hodgeswarehouse.com
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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ZONING MAP



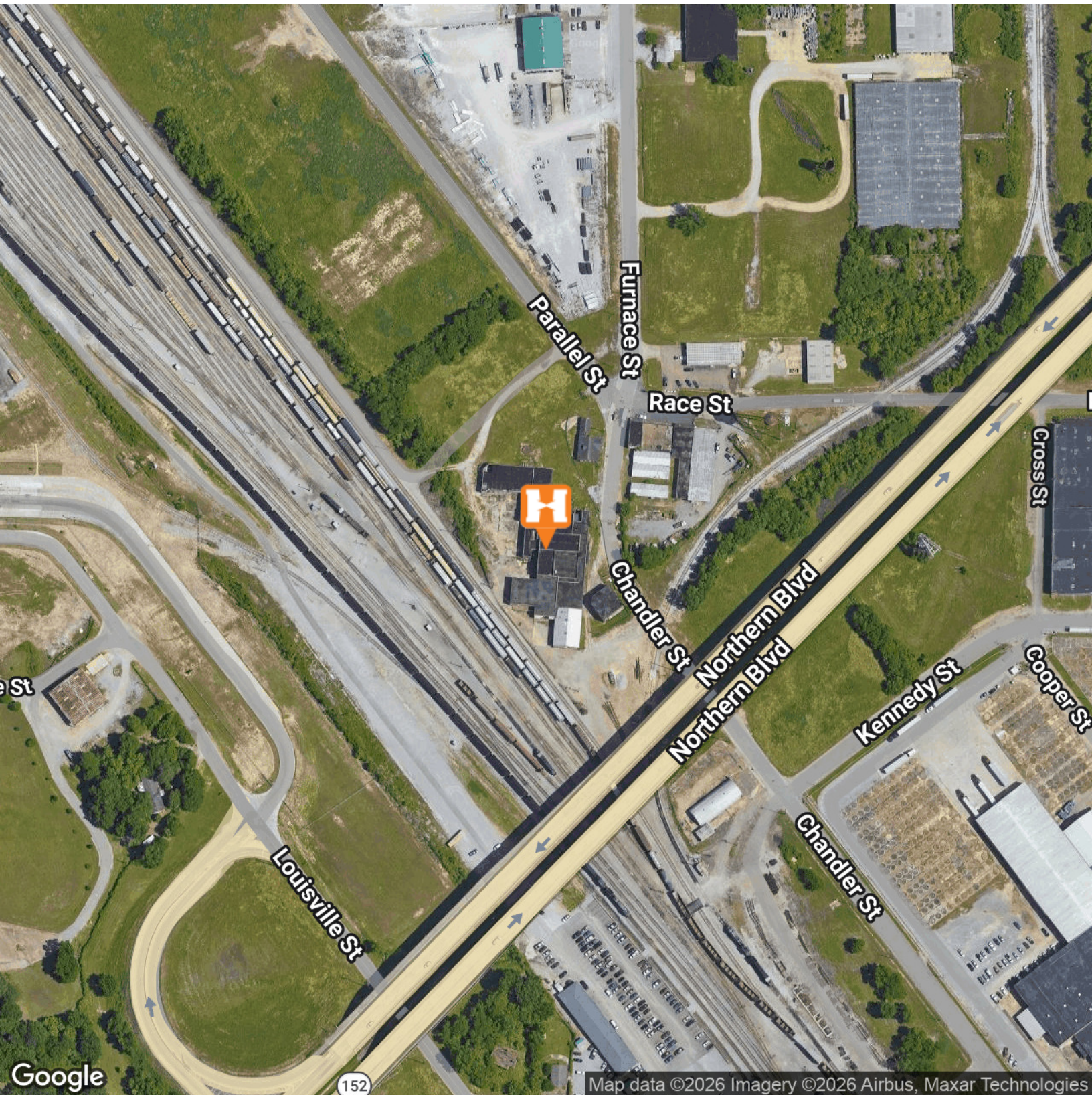
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AERIAL MAP



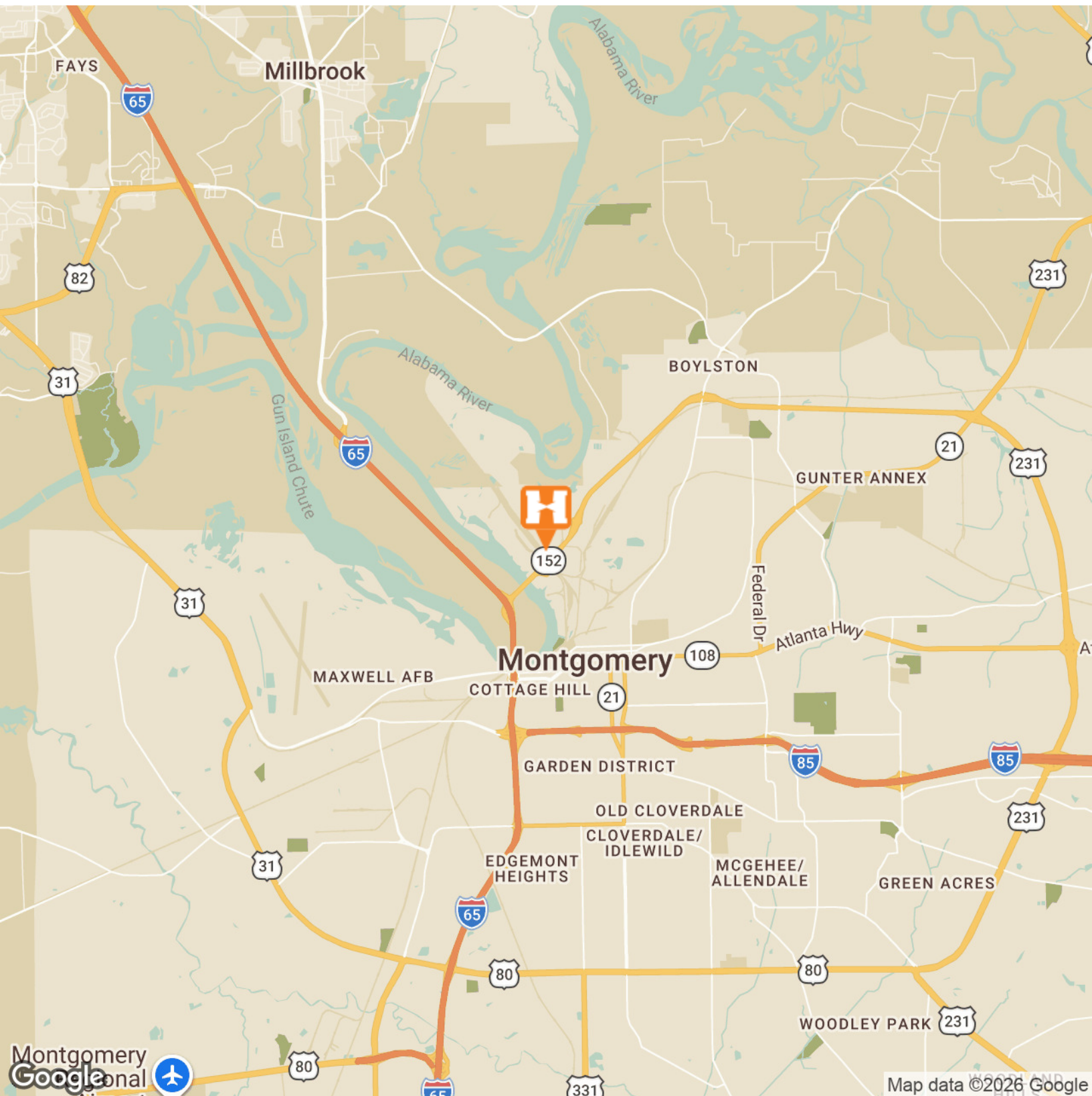
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	409	31,905	80,549
Average Age	44.9	34.6	36.9
Average Age (Male)	52.2	33.8	35.6
Average Age (Female)	34.7	37.1	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	186	11,682	31,314
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$54,043	\$50,802	\$65,264
Average House Value	\$61,507	\$114,406	\$146,756

2023 American Community Survey (ACS)

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