



9 Acre +/-
Buildable Lot

FOR LEASE | **142,885 SF**
3145 ELMORE ROAD | **WETUMPKA, AL**

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PROPERTY HIGHLIGHTS

↖ ↗ ROOM TO EXPAND ON
↙ ↘ 100+ ACRES

🛡️ < 10 MILES TO I-65



EXCELLENT FOR
MANUFACTURING &
DISTRIBUTION



MOVE-IN
CONDITION



CLOSE TO 12 COLLEGES
& UNIVERSITIES



INCENTIVES
AVAILABLE



PROPERTY DETAILS

3145 ELMORE ROAD | WETUMPKA, AL

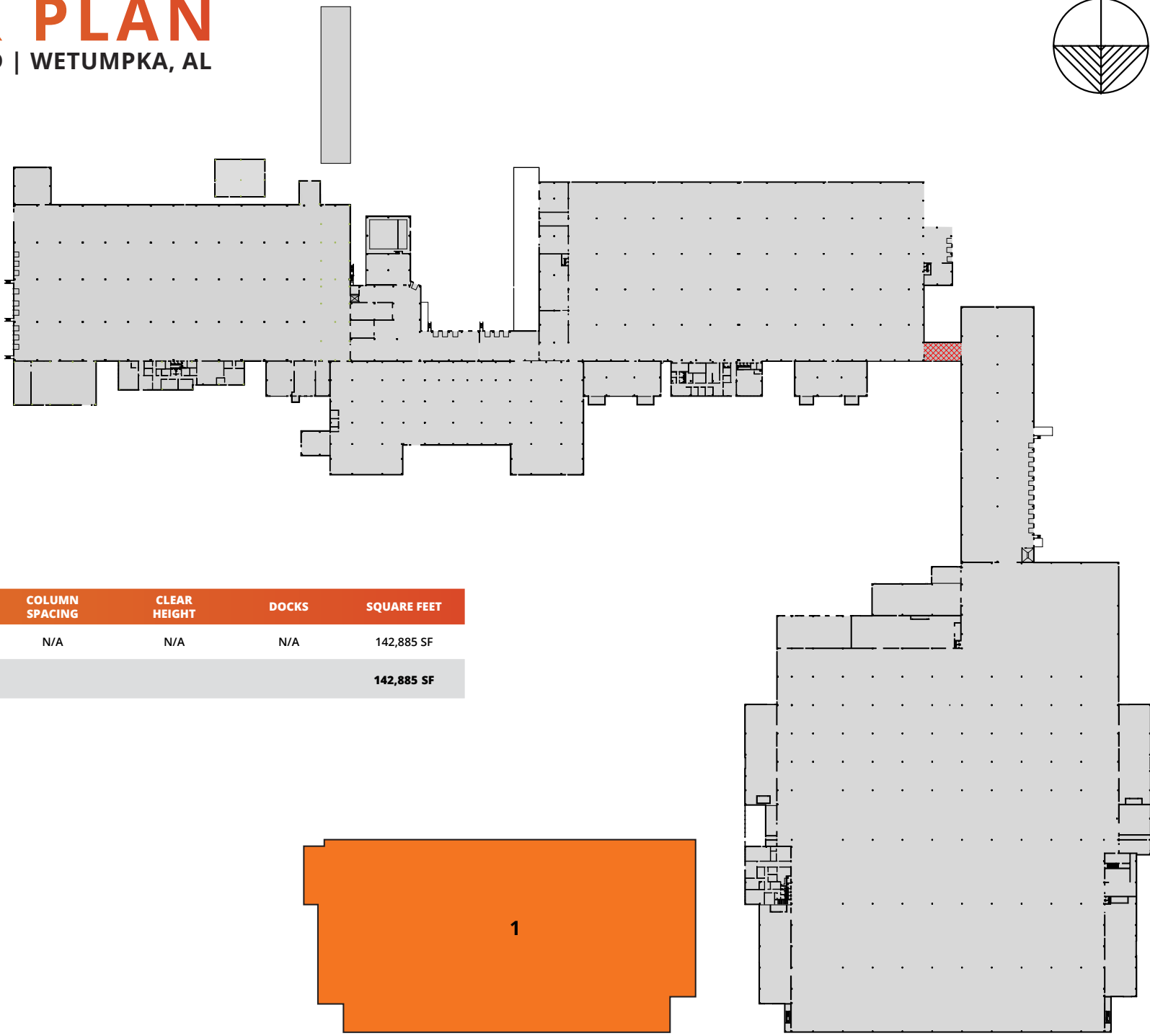
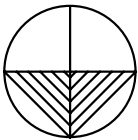
AVAILABLE SPACE	142,885 SF
FLOORS	1
DOCK DOORS	3
DRIVE-IN DOORS	2
CLEAR HEIGHT	21' - 41'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1995 - 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
PARKING	182 Spaces
TOTAL LAND AREA	100 Acres
ZONING	Excluded
PARCEL ID	1605220001002.000 1605150001070.000
OPEX ESTIMATE	\$0.40/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

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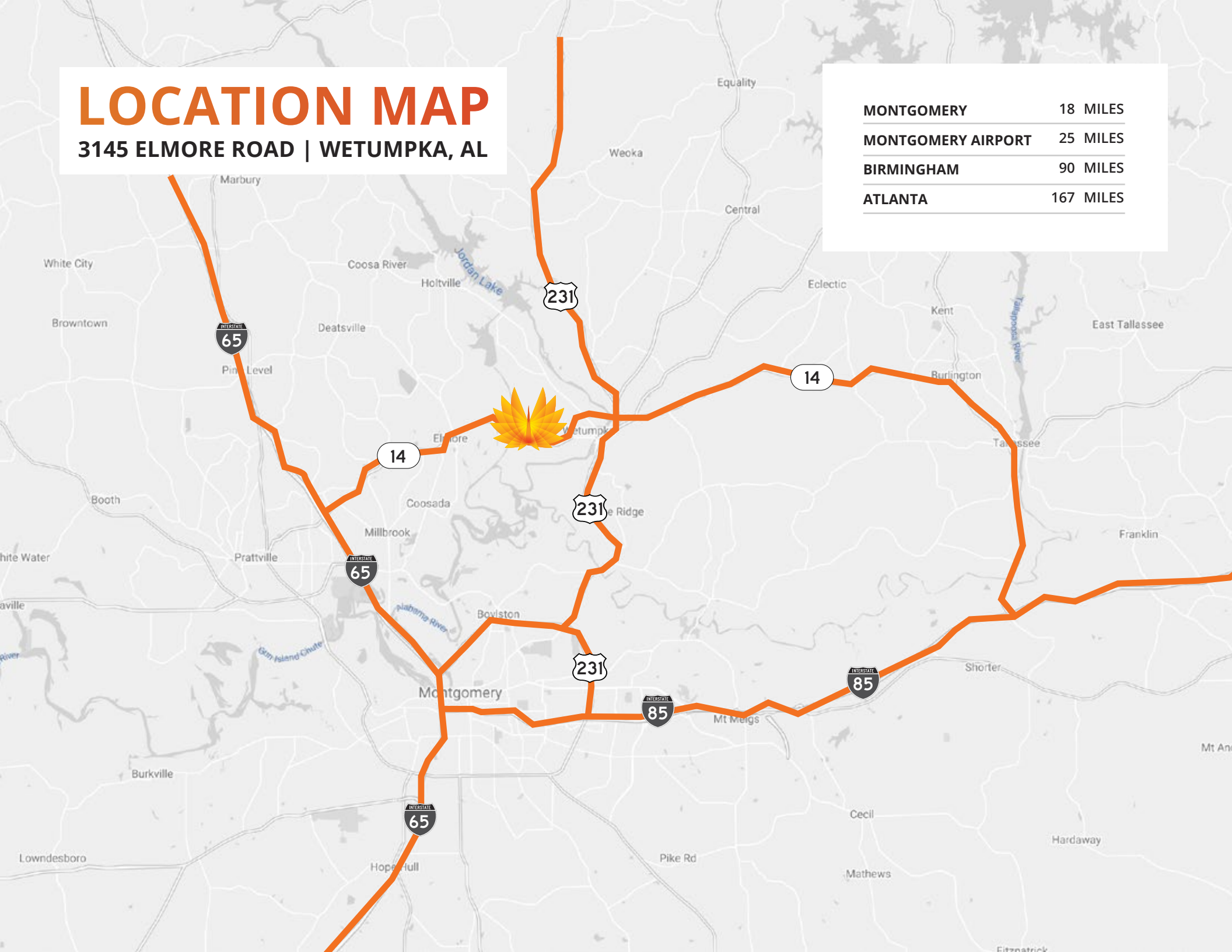


NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	BASEMENT	N/A	N/A	N/A	142,885 SF
TOTAL					142,885 SF

LOCATION MAP

3145 ELMORE ROAD | WETUMPKA, AL

MONTGOMERY	18 MILES
MONTGOMERY AIRPORT	25 MILES
BIRMINGHAM	90 MILES
ATLANTA	167 MILES





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