



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

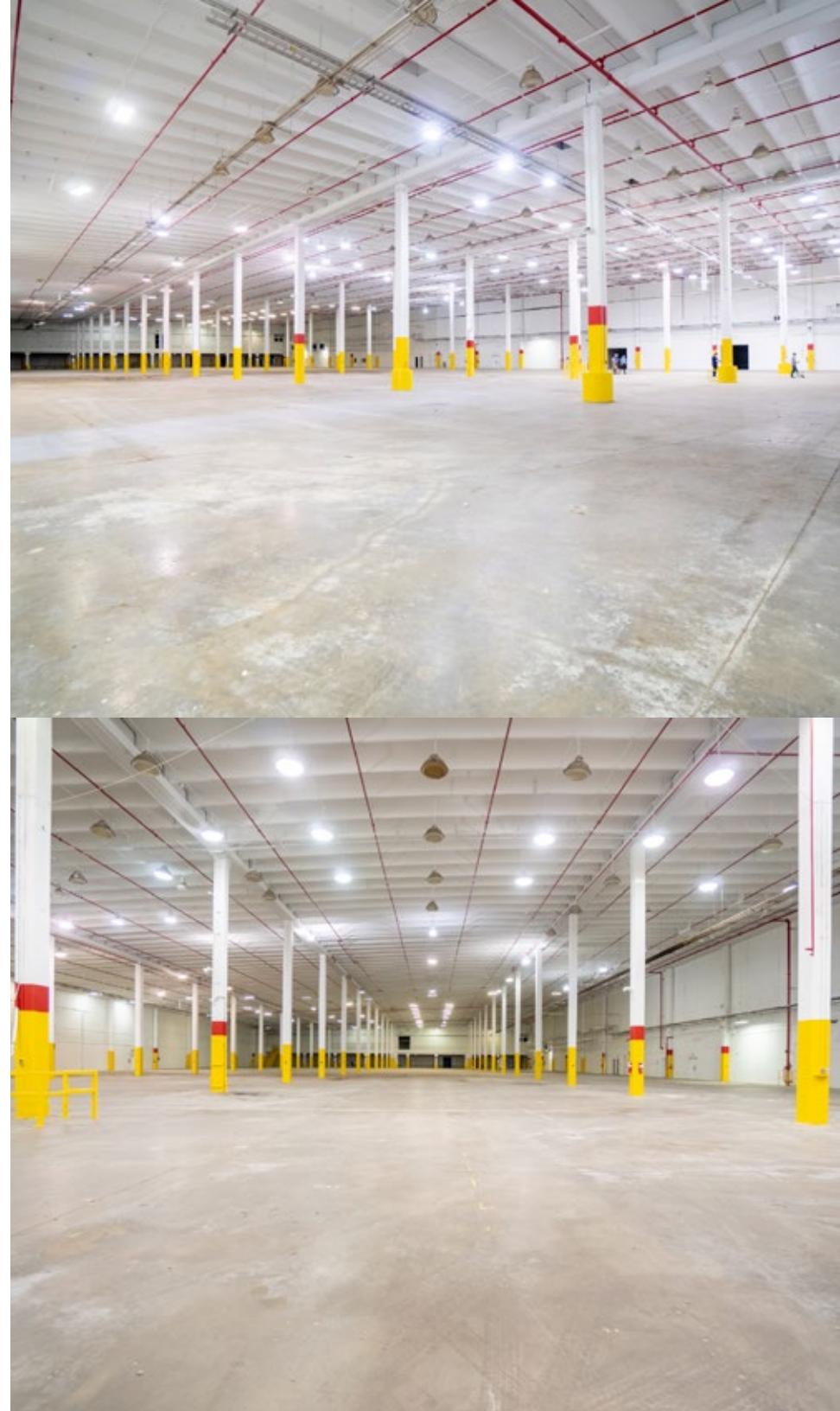


PROPERTY DETAILS

3145 ELMORE ROAD | WETUMPKA, AL

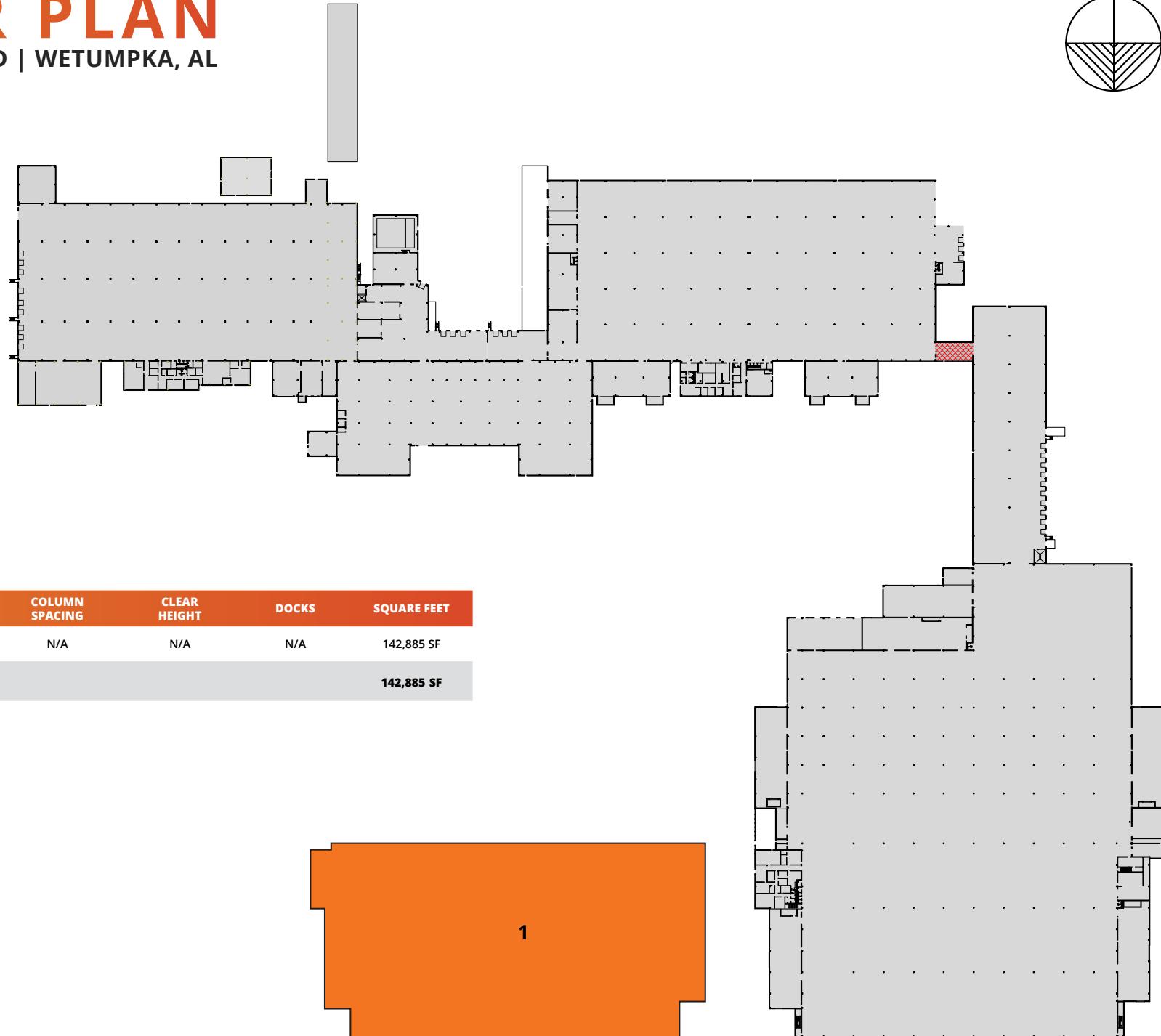
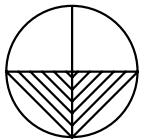
AVAILABLE SPACE	142,885 SF
FLOORS	1
DOCK DOORS	3
DRIVE-IN DOORS	2
CLEAR HEIGHT	21' - 41'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1995 - 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
PARKING	182 Spaces
TOTAL LAND AREA	100 Acres
ZONING	Excluded
PARCEL ID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

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

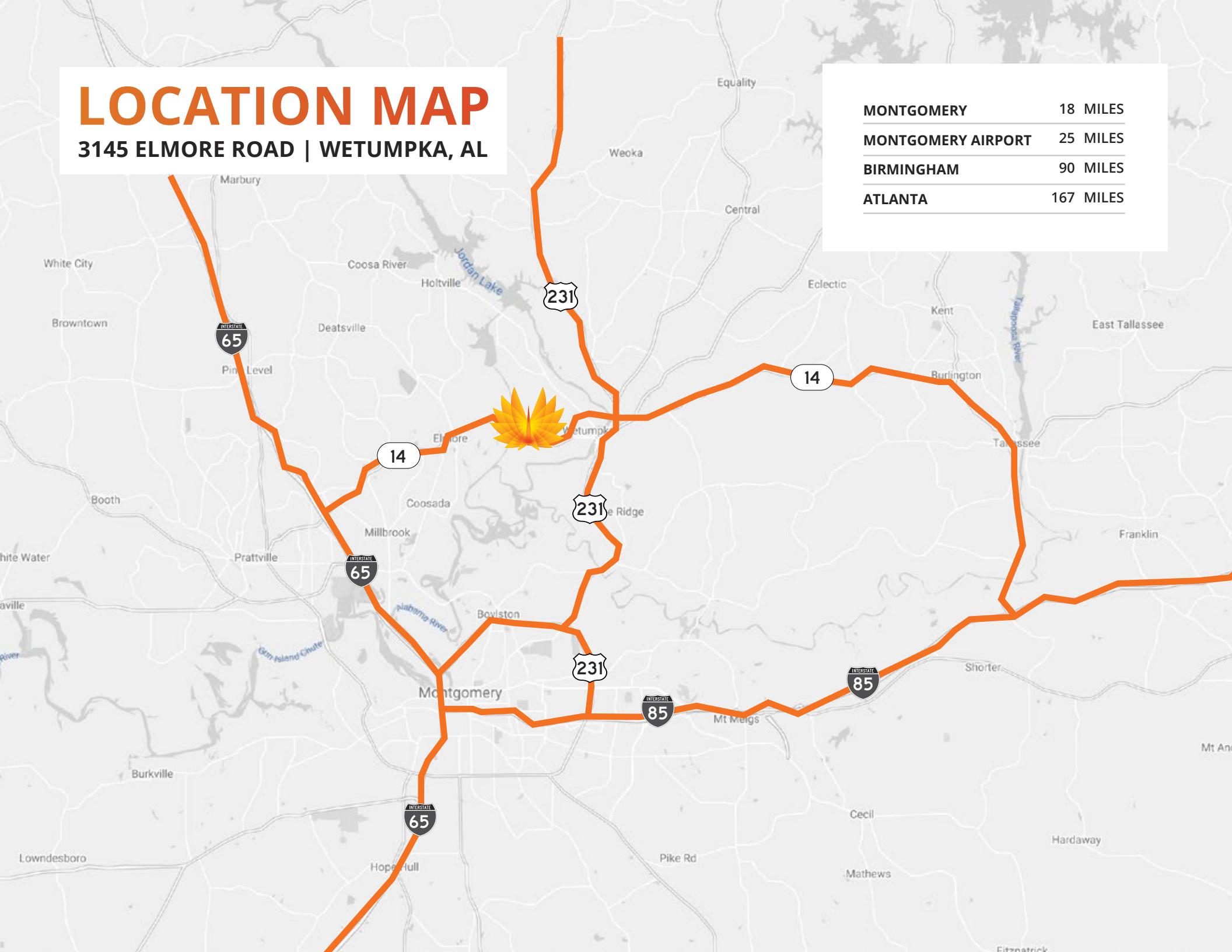
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LOCATION MAP

3145 ELMORE ROAD | WETUMPKA, AL

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





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