

FOR LEASE

1570 Parker Ln, Enterprise, AL 36330

NAI TALCOR



Newly Renovated | 24,000 SF

This 24,000 sq. ft. building offers excellent access, visibility, and a service road entrance via Parker Lane. The building features all new 24-gauge metal siding, automatic roll-up doors, metal roof, LED lighting with repaved parking lot and drive-in ramp in progress. The facility was formerly used for transport logistics and includes overhead hoist tracks and rail crane system for heavy-duty operations.

- Located across from proposed site for new manufacturing plant
- Eave height: 16' | Clear center height: 23'
- Overhead hoist tracks + rail crane system
- Upgrades include: all new metal siding, metal roof, LED lighting, drive-in ramp & repaved parking lot
- 5 new automatic roll-up doors: 14' x 14'
- Office space can be built-to-suit
- Adjacent WGCR/G&W rail service available
- Located just off Hwy-84 (N. Main St) with access to AL-167 via N. Industrial Park Rd. 1/2 mi to Boll Weevil Circle

OFFERING SUMMARY

BUILDING SIZE	24,000 SF
LEASE RATE	\$7.00 SF/YR (AS-IS)
ZONING	M-2
LOT SIZE	2.3-acres
ELECTRICAL CAPACITY	3 phase, 240V, 1600 amps

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	36,790	56,506	106,789
Average HH Income:	\$96,490	\$93,262	\$85,194

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
107 Hidden Glen Way
talcor.com

FOR LEASE

1570 Parker Ln, Enterprise, AL 36330



✉ Shannon Auty
+1 334 406 1161
sauty@talcor.com

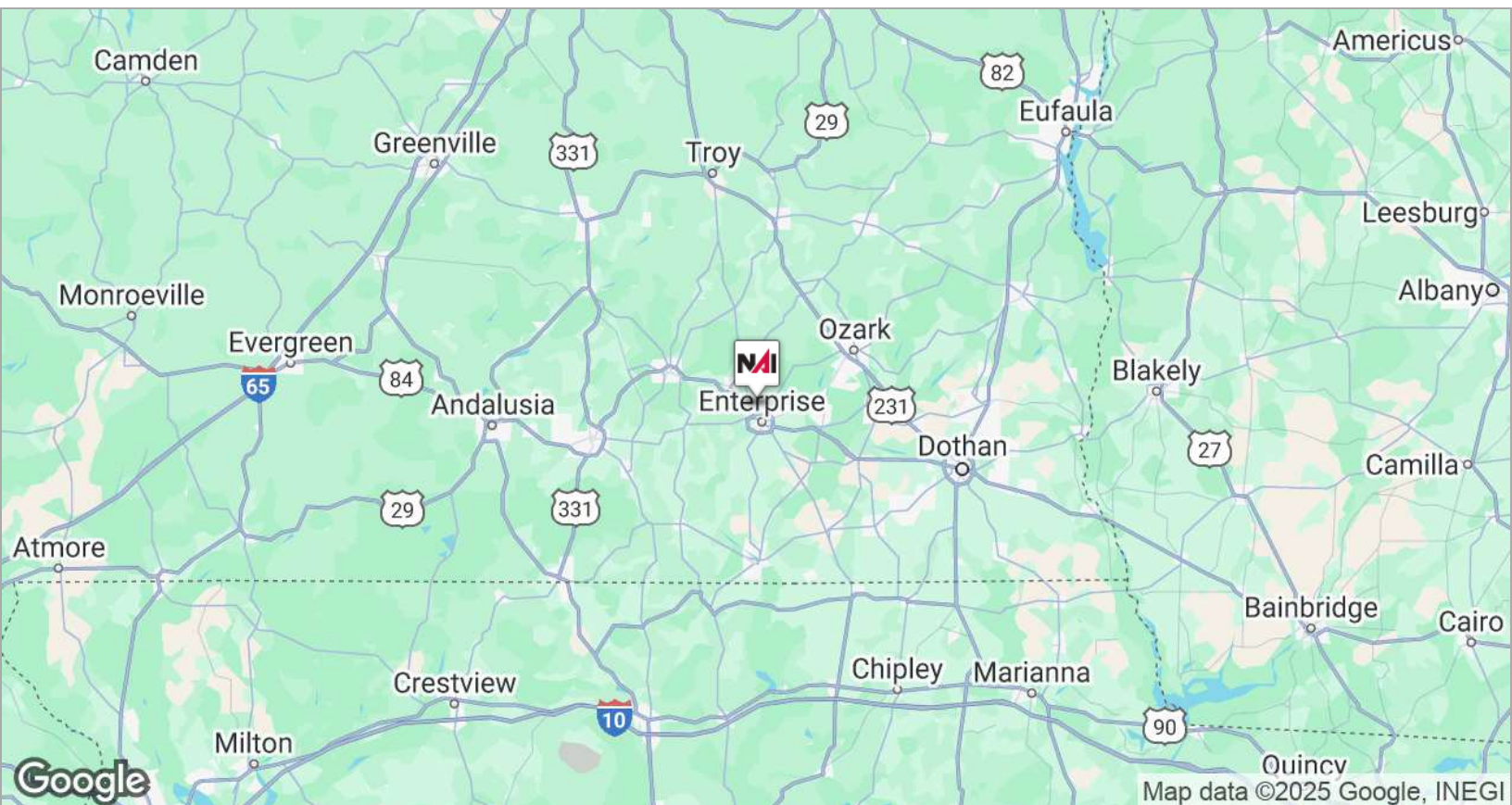
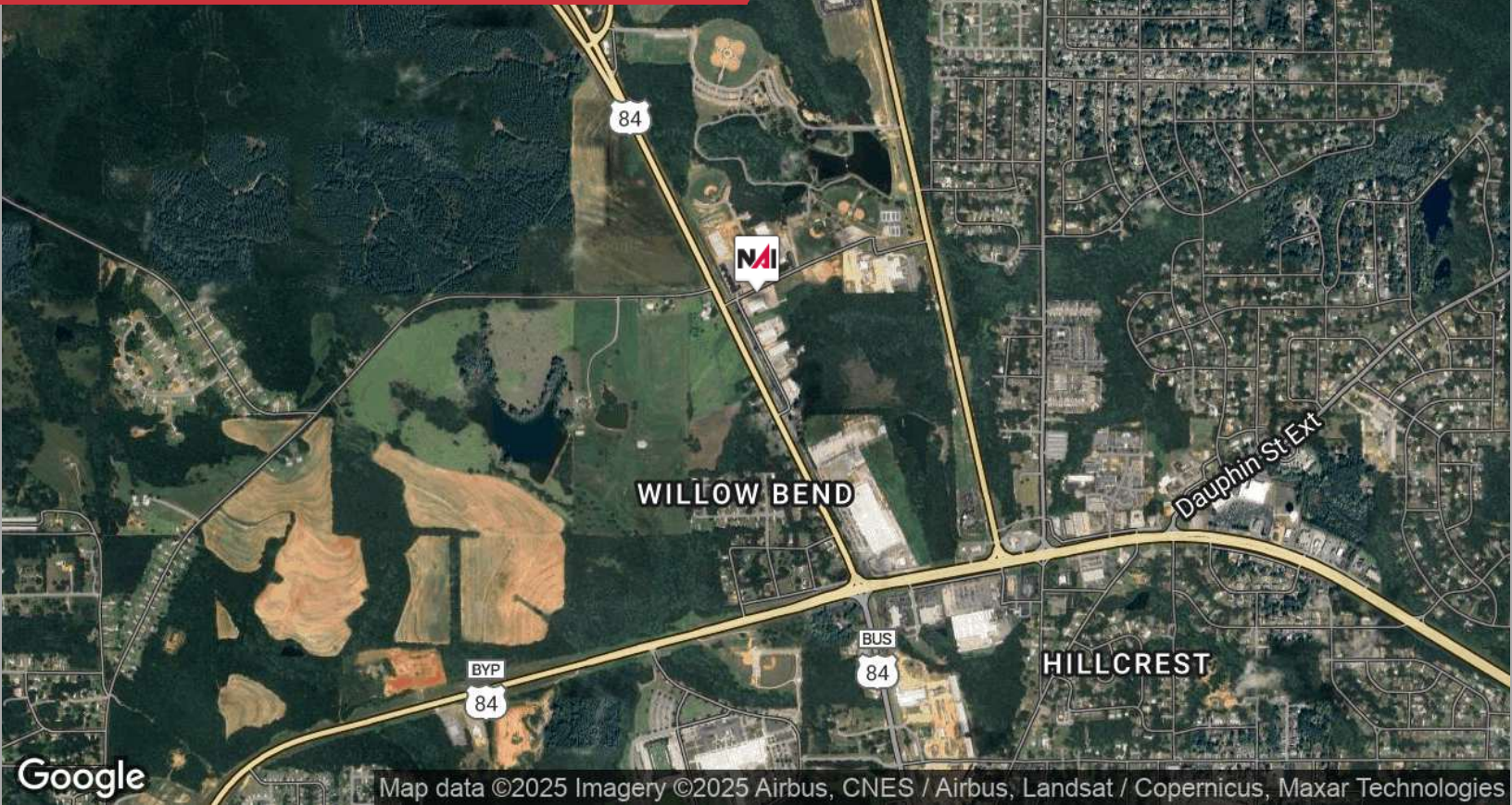
✉ Kenny Whatley
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

LOCATION MAPS

1570 Parker Ln, Enterprise, AL 36330



✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR

ALABAMA

Transportation Overview



✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

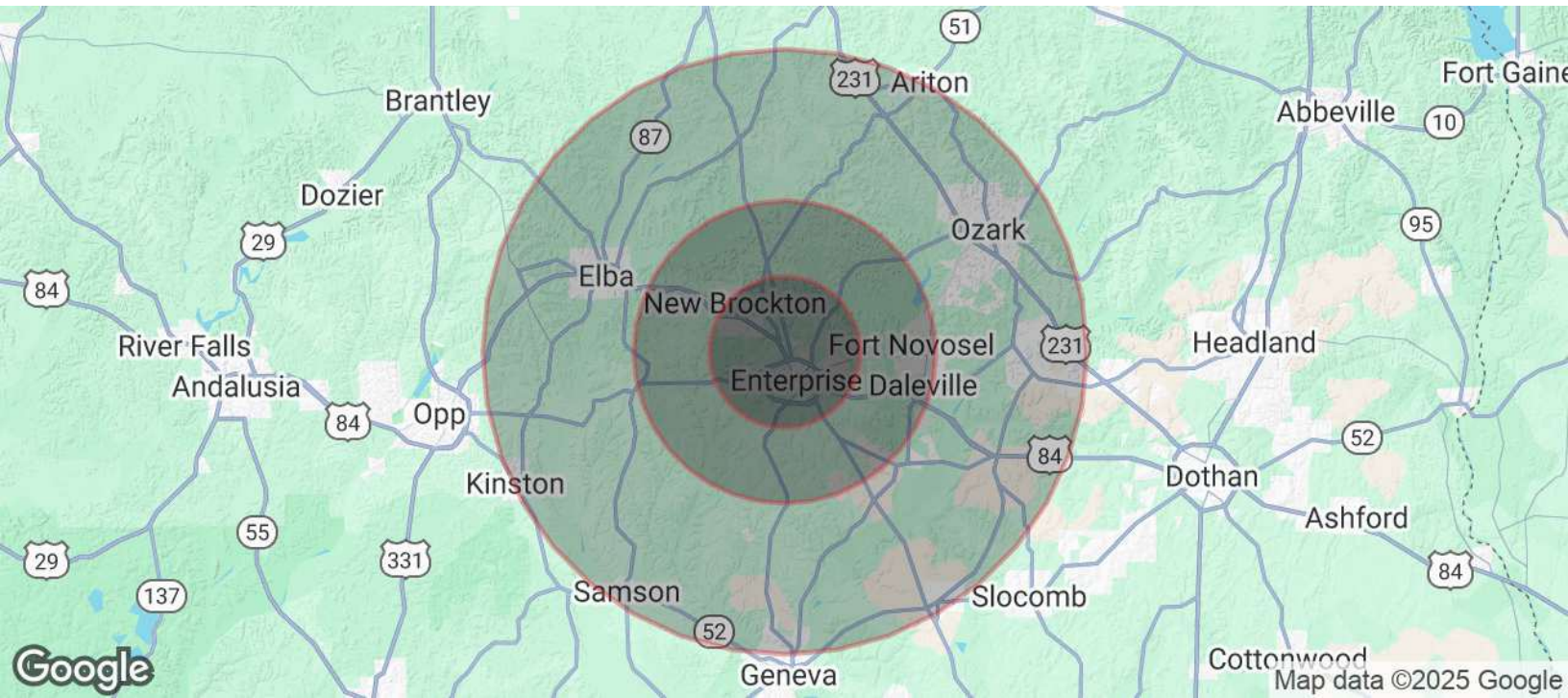
✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITACOR

DEMOGRAPHICS

1570 Parker Ln, Enterprise, AL 36330



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	36,790	56,506	106,789
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	40	39	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	14,500	22,238	43,087
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$96,490	\$93,262	\$85,194
Average House Value	\$239,189	\$216,289	\$201,970

Demographics data derived from AlphaMap

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NA TALCOR