



COMMERCIAL REAL ESTATE



1138 Highway 82
Fitzpatrick, AL 36029

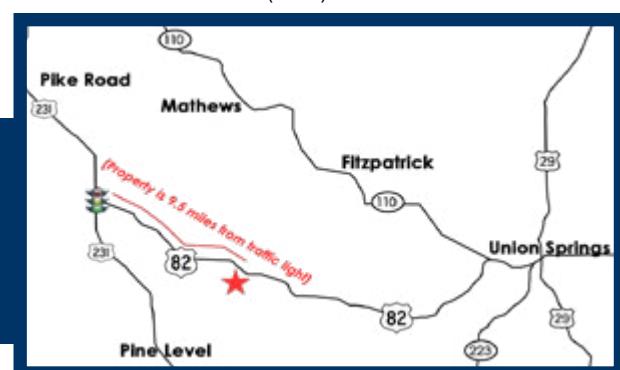
FOR SALE

Price Reduced!

Sale Price	\$1,595,000.00
Land Size	+/- 10 Acres
Building Size	+/- 7,854 S.F. (Building 1) +/- 34,467 S.F. (Building 2)
Ceiling Height	29'6"
Loading Docks	3 Dock-High, 2 Grade-Level
Zoning	None
Current Use	Industrial Sepialized Manufacturing
Best Use	Industrial Manufacturing/Warehouse
Possession	Immediate
Listing Type	Exclusive

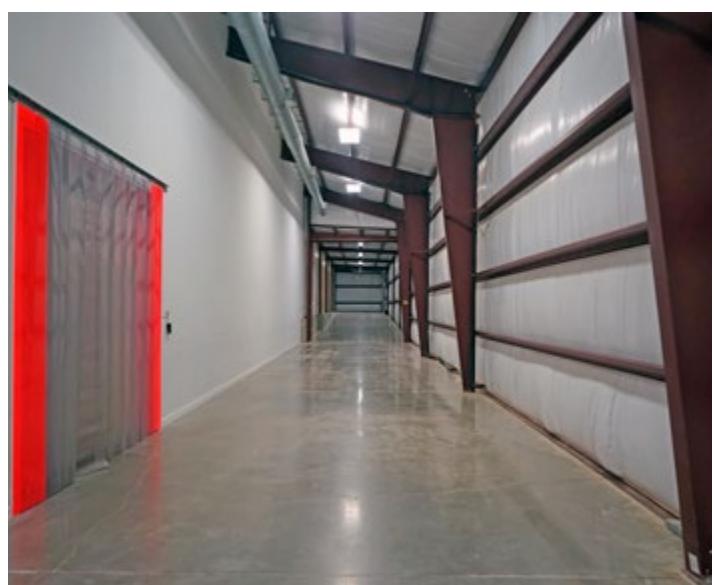
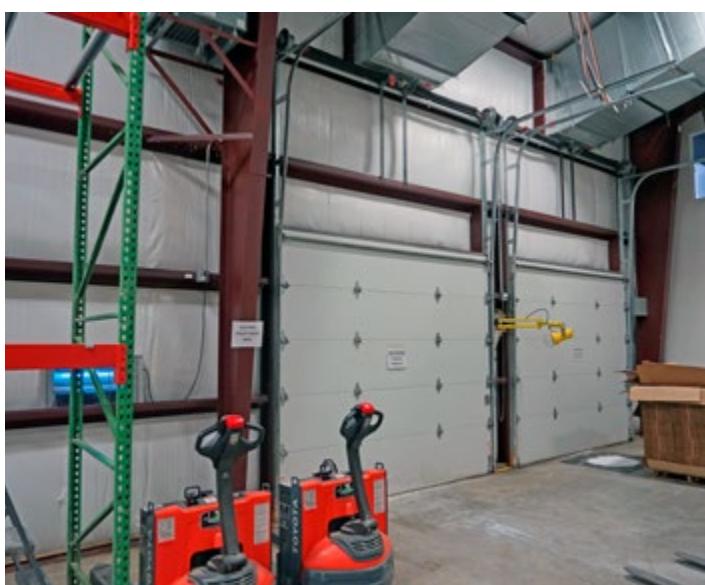
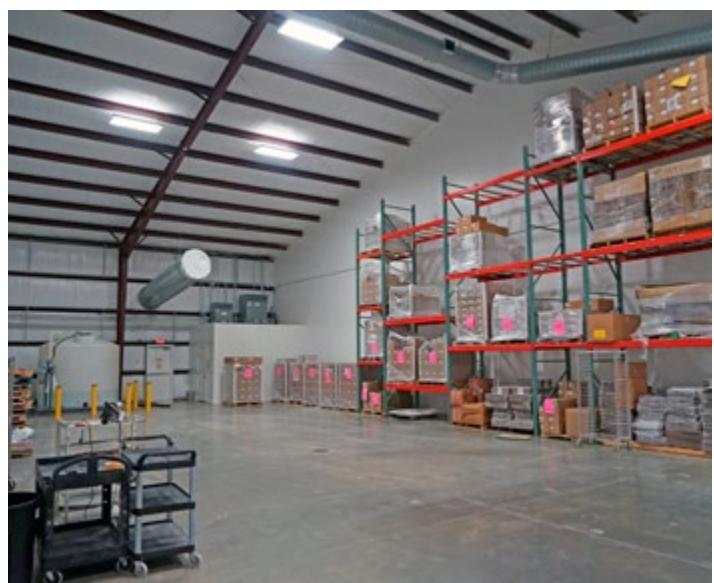


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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

12/15/2025







I, Martin T. Blethen, a licensed Professional Land Surveyor in the State of Alabama, hereby certify that this is a true and correct survey of the following described property to-wit:

Legal Description
DEED BOOK 20 PAGE 505

PARCEI ONF.

DEED REFERENCE: NN-2 Page 271: EE-2 Page 180

Subject to all rights of way, easements, and restrictions which exist as a matter of record or exist de facto.

See that certain Foreclosure and Commercial Disposition Order recorded on July 9, 2025, in the

I hereby certify that all parts of this survey and drawing have been reviewed by the Office of the Judge of Probate of Bullock County, Alabama in Montezuma, Alabama on September 17, 2009.

Flood Zone _X-Other Areas

SHEET TITLE: As Built Survey

DESIGNED BY:	DRAWN BY:	CHECKED BY:
DATE: 11 Nov 2025	SCALE: 1" = 80'	FILENAME: 25-138
EMAIL: mblethen@pilgreen.com		SHEET 1 OF 1

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