



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



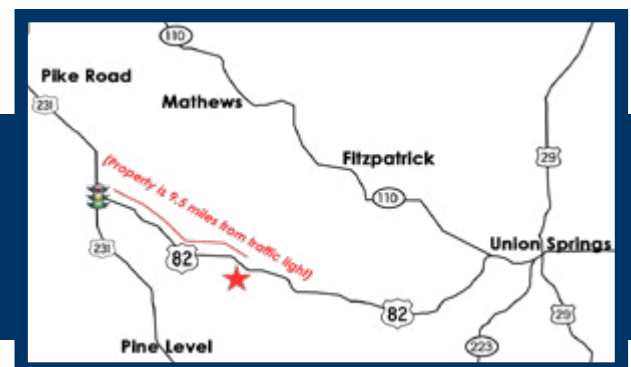
1138 Highway 82
Fitzpatrick, AL 36029

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 |

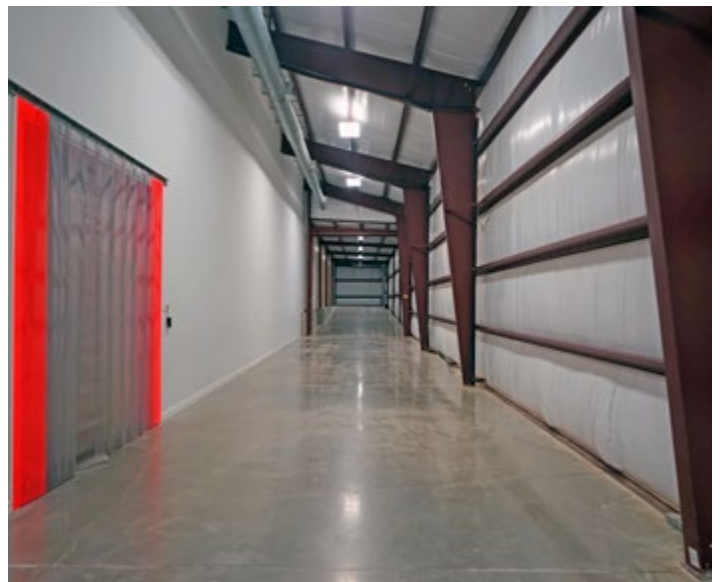
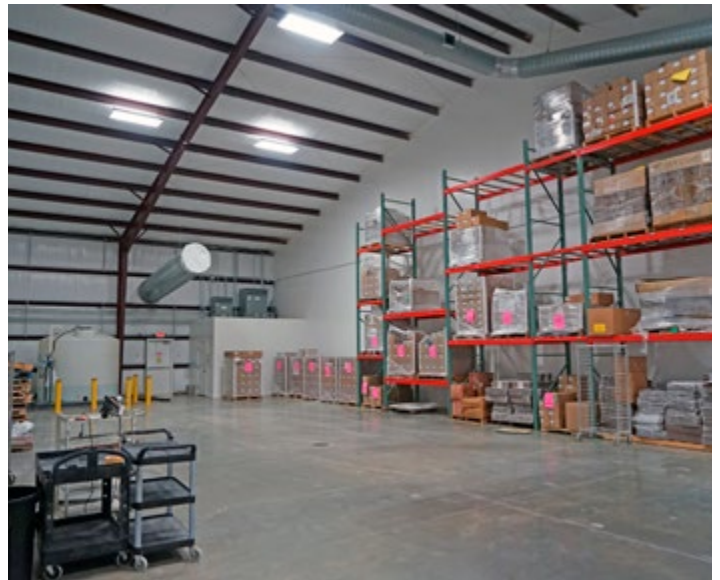
Located 23 miles southeast of Montgomery, this 10-acre property contains two buildings totaling 42,321 S.F. Both steel-framed buildings are heated and cooled, and perfect for a manufacturing/warehouse facility. Tenant improvements include food safety upgrades to SQF (Safe Quality Food) Levels II and III. Contact Nim Frazer, SIOR, for more information at (334) 271-2475.



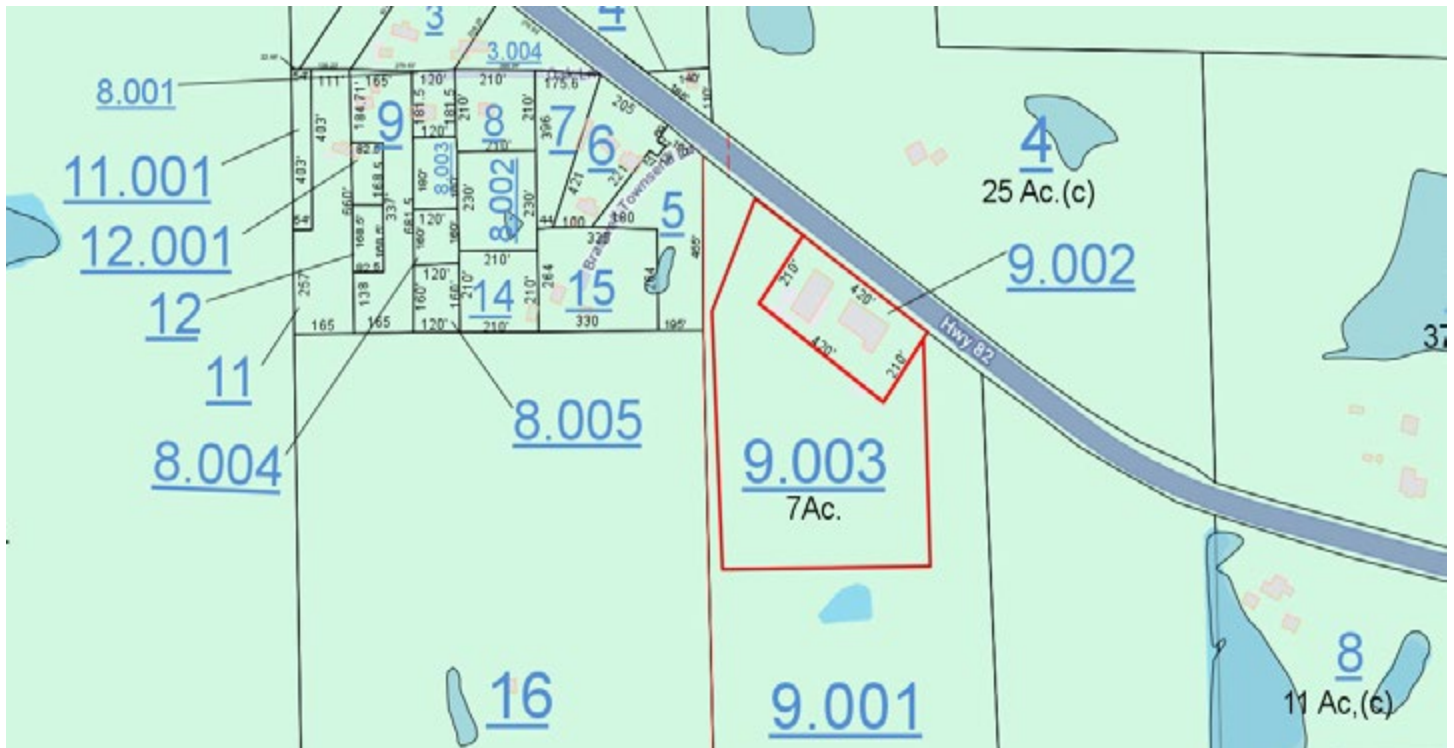
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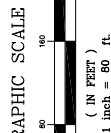
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12/15/2025









Alabama License No. 14728

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