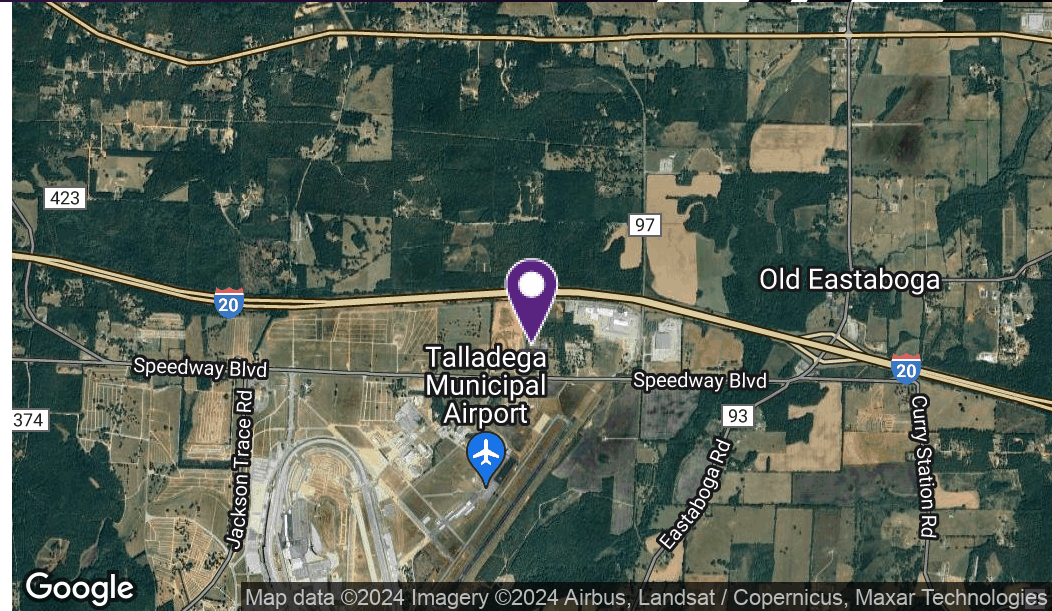


RARE INDUSTRIAL/WAREHOUSE AVAILABLE

168 TECHNOLOGY WAY, EASTABOGA, AL 36260



PROPERTY HIGHLIGHTS

- 1.3 miles off I-20 at exit 173 in Talladega. Across from the Talladega Superspeedway and airport.
- Approx. 47,440 SF metal building on 4.76 acres, fenced in with multiple access points. Ability to expand building or create large drop yard.
- Ceiling clear height 16 feet. Ample power.
- 2 dock high doors with levelers and 1 drive in door.
- Located in unincorporated Talladega. No zoning regulations.
- 5.5 miles from the Lincoln Honda Plant and Anniston Army Depot.
- Other operators nearby include Legacy Cabinets, BR Williams Trucking, Kronospan, Bridgewater Interiors among others.
- Approx. 48 miles east of downtown Birmingham, AL. (45 min drive time)
- Approx. 14 miles west of Oxford, AL. (15 min drive time)
- Approx 35 miles south of Gadsden. (45 min drive time)
- Approx. 100 miles west of downtown Atlanta, GA. (1.5-hour drive time)

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	47,440 SF
Lot Size:	4.76 Acres
Building Size:	47,440 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,453	16,029	43,962
Total Population	8,655	39,865	109,389
Average HH Income	\$69,480	\$63,609	\$68,229

RARE INDUSTRIAL/WAREHOUSE AVAILABLE

168 TECHNOLOGY WAY, EASTABOGA, AL 36260



Alex Benson

Associate Broker

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	8,655	39,865	109,389
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,453	16,029	43,962
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$69,480	\$63,609	\$68,229
Average House Value	\$205,710	\$178,250	\$204,947

Demographics data derived from AlphaMap

