

1679 Lee Rd 10 – AUBURN, AL



Asking Rent Price \$12.50 PSF

SQUARE FEET:

+/- 4800

ZONING:

County

Rental Price:

+/- 5,000 Per Month

Address:

1679 Lee Rd 10 Auburn, AL 36830

Location:

Just off Exit 50 take a right onto Cox Rd. Shortly after you will turn right onto Lee Road 10. Once on Lee Road 10 continue until seeing the property on your left.

Summary:

+/- 4800 SQ FT Warehouse bordering Lee Road 10 w/ build out options for an end user or to be taken as a bare shell.



Cole Maxwell
Associate Broker
334-707-8402 Mobile
colemaxwell707@gmail.com

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

OVERVIEW

Located in a rapidly expanding industrial area, this property sits near a major interstate I85 and Auburn's South College Street, ensuring excellent accessibility.

The surrounding community has experienced significant growth over the past decade, attracting new residents and businesses.

With proximity to key employers, established neighborhoods, and ample parking, this location offers strong potential for various commercial flex uses.

PROPERTY HIGHLIGHTS

- Great visibility
- New Construction Buildings Tall
- Eve Height Ceilings

PROPERTY SUMMARY

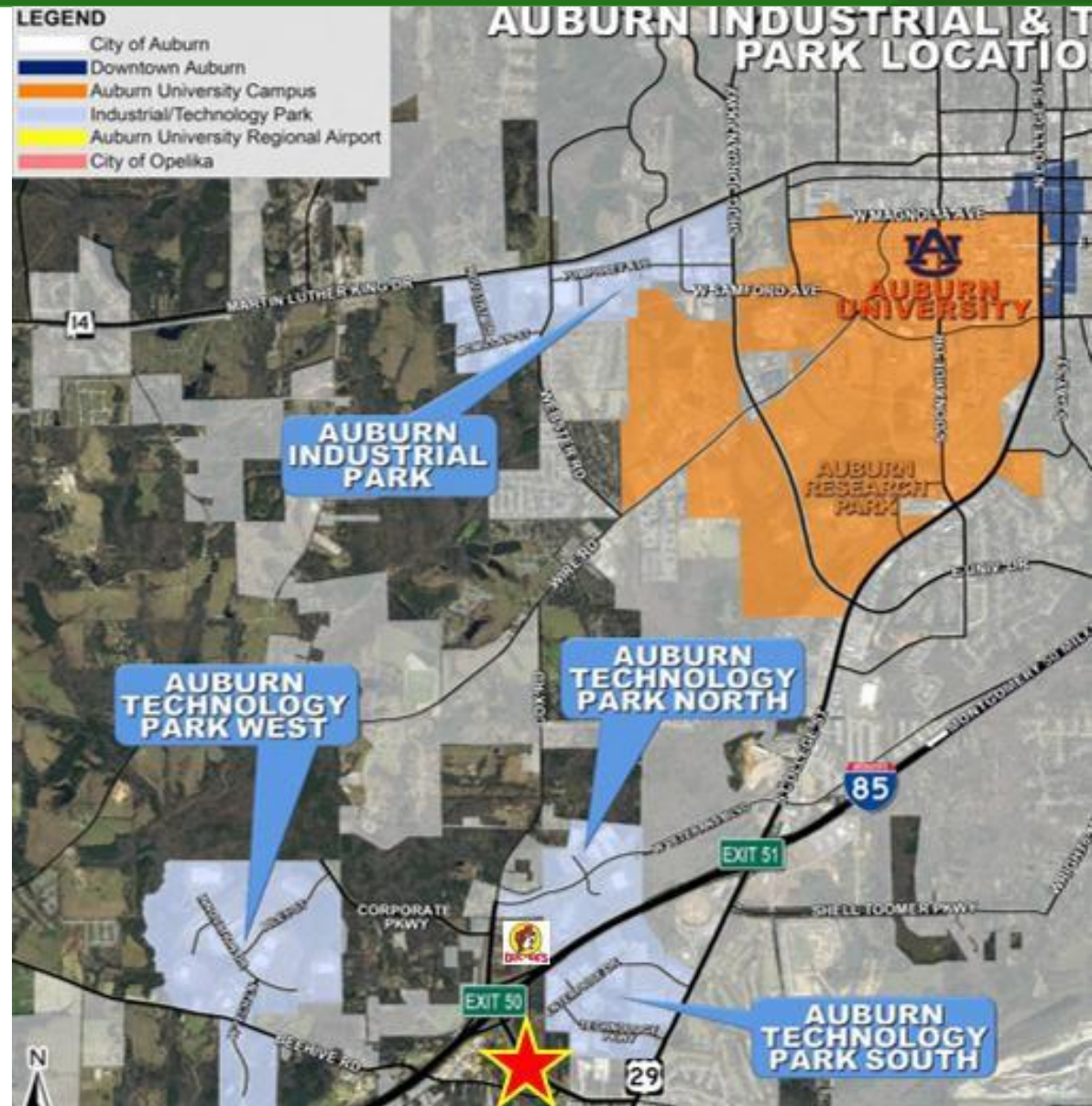
Asking Price: \$5,000 Per Month

Lease Type: NNN

Size: +/- 4800

HIGHLIGHTS

- Located near the loop system around Auburn
- Main commercial corridor between Auburn and Opelika



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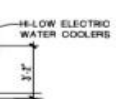
PROPERTY PHOTOS



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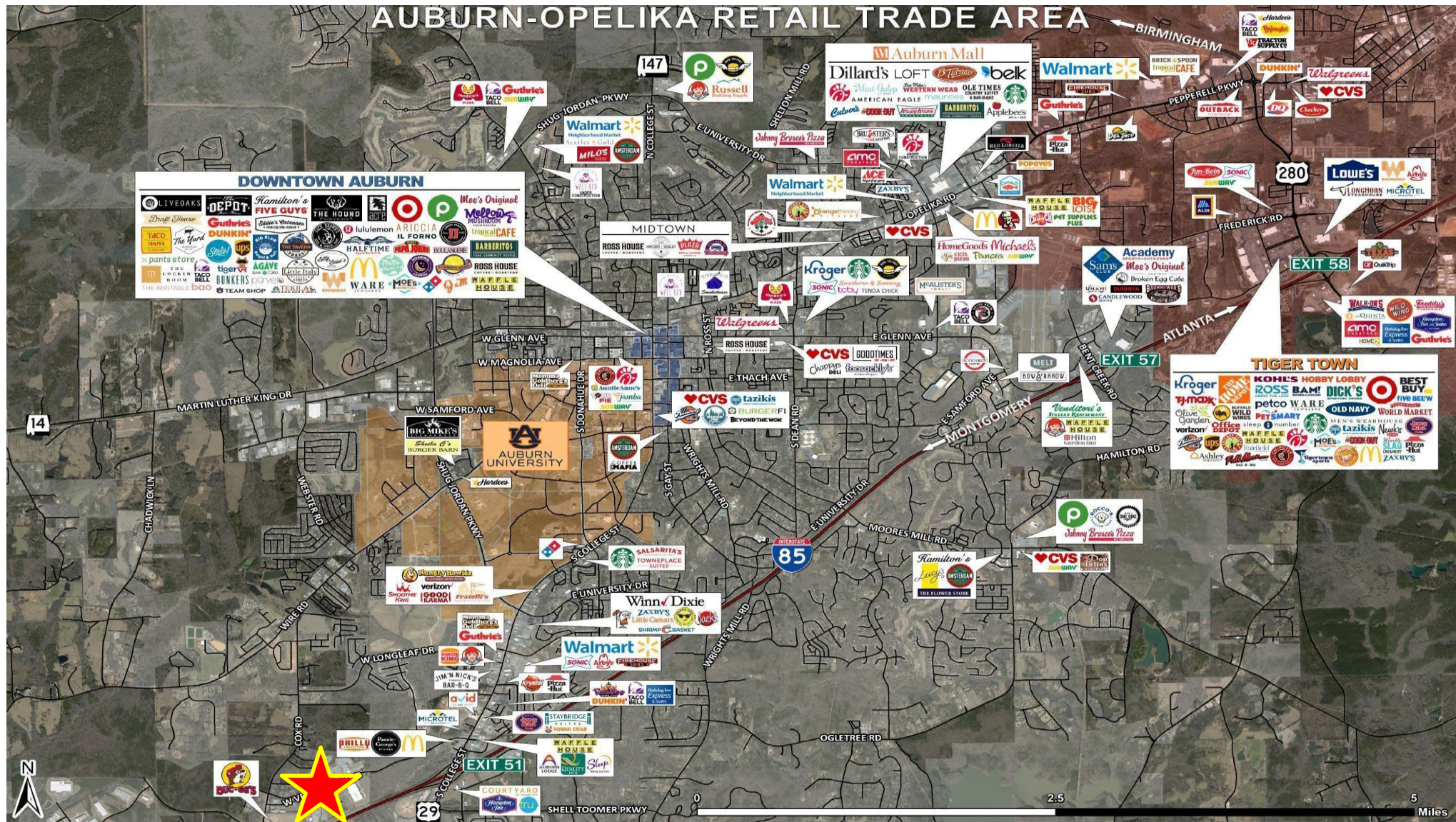
Floor Plan



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TRADE AREA RETAIL AERIAL



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Location Information- Auburn/Opelika Metro

1. Rapid Economic & Population Growth:

Auburn is one of Alabama's fastest-growing cities, with an expanding population that creates a strong customer base. The metro has seen a 17.1% population increase since 2010, indicating rising economic opportunities.

2. Business-Friendly Environment:

Low business taxes and incentives for startups.

3. Access to a Skilled Workforce:

Auburn University graduates provide a steady stream of highly skilled professionals in business, engineering, and technology.

4. Diverse & Growing Market

Industrial: The city's industrial base comprises over 50 companies, primarily medium-sized, technology-driven manufacturing firms.

Retail & Hospitality: A thriving university town creates demand for shops, restaurants, and services.

Healthcare & Biotech: Strong medical sector with a growing healthcare workforce.



5. Affordable Cost of Living & Doing Business:

Lower rent and operational costs compared to larger metro areas. High quality of life attracts professionals and families to the area.

6. Prime Location & Transportation Access

Conveniently located near Interstate 85 connecting to Atlanta and Montgomery.



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