

859 CLAYTON ST. | INDUSTRIAL PROPERTY FOR SALE
8,121 SF WAREHOUSE & 1,800 SF
OFFICE 1/2 MILE TO EXIT 172, I-65



OFFERING SUMMARY

Sale Price:	\$250,000
Lease Price:	\$3,500.00 per month
Building Size:	8,121 SF
Available SF:	8,121 SF
Lot Size:	0.73 Acres
Year Built:	1965
Zoning:	M-1

PROPERTY OVERVIEW

8,121 SF Warehouse with 1,800 SF Office situated on a 31,800 SF lot. The warehouse features a kitchen for staff, a small reception area, 2 bathrooms, 6 employee offices and 1 executive office with a massive skylight overhead. The executive office could be utilized as a conference room for meetings. The warehouse is attached and accessible through the rear of the office. (7) 8' x 8' Manuel overhead steel doors in dock high positions. One Small Shipping office in the warehouse. Warehouse ceiling heights approximately 12'-14'. To the right and rear of the property is a small fenced and gated truck court. Renovated in February of 2024, improvements include new flooring, and fresh paint throughout. The lot has been cleared and cut. For more information contact Mickey Phillips at 334-312-1100

PROPERTY HIGHLIGHTS

- Fenced and Gated Yard
- 8,121 SF Warehouse
- 7) 8' x 8' Manuel Overhead Steel Doors

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,224	42,481	101,145
Total Population	3,666	87,740	216,285
Average HH Income	\$25,446	\$45,866	\$56,631

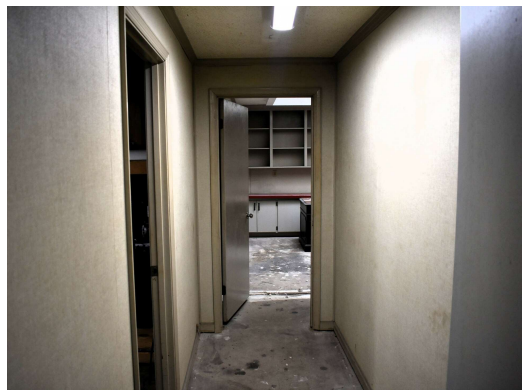
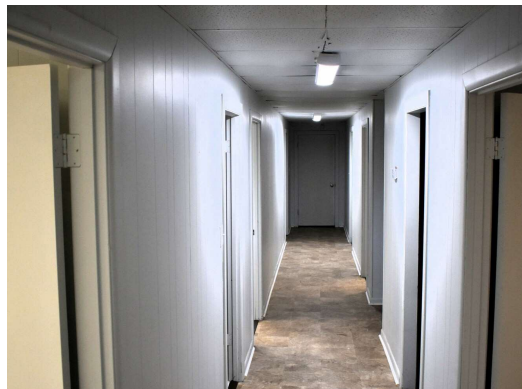
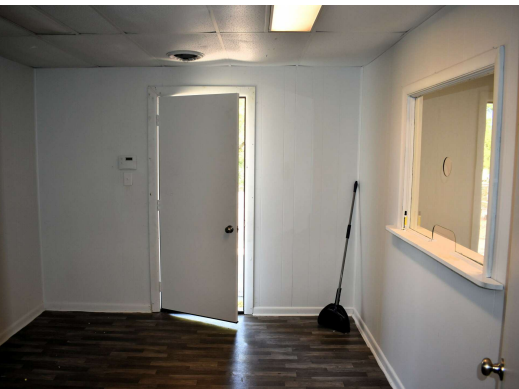
ED FLEMING
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334.652.2121

THE RIGHT PLACE.
THE RIGHT SPACE.

*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 Hodges Commercial Real Estate, Inc. or the Owner.

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PHOTOS

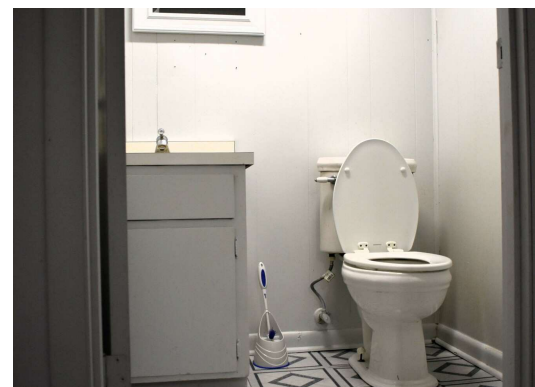
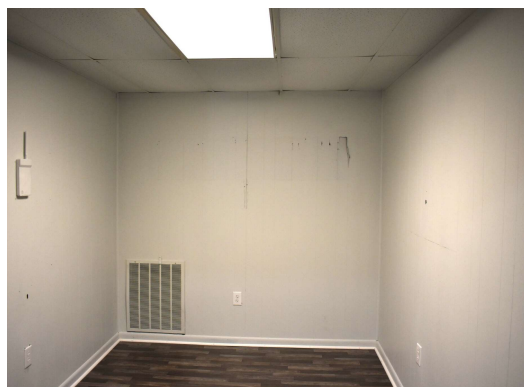
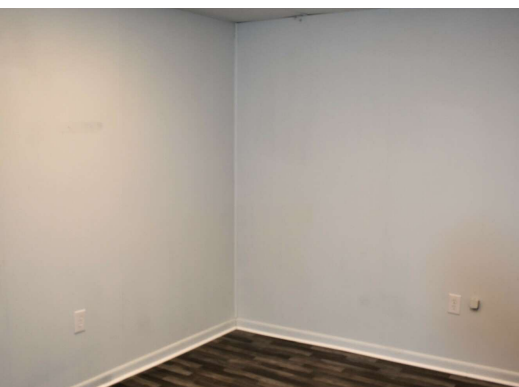
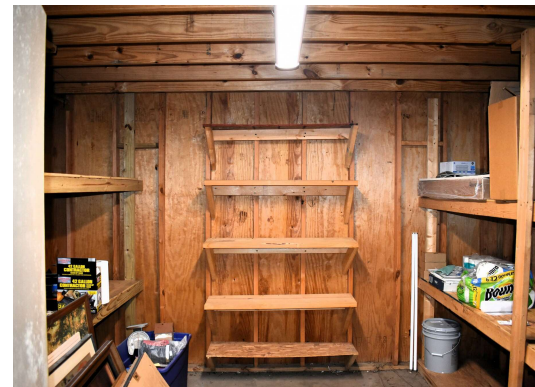


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ADDITIONAL PHOTOS

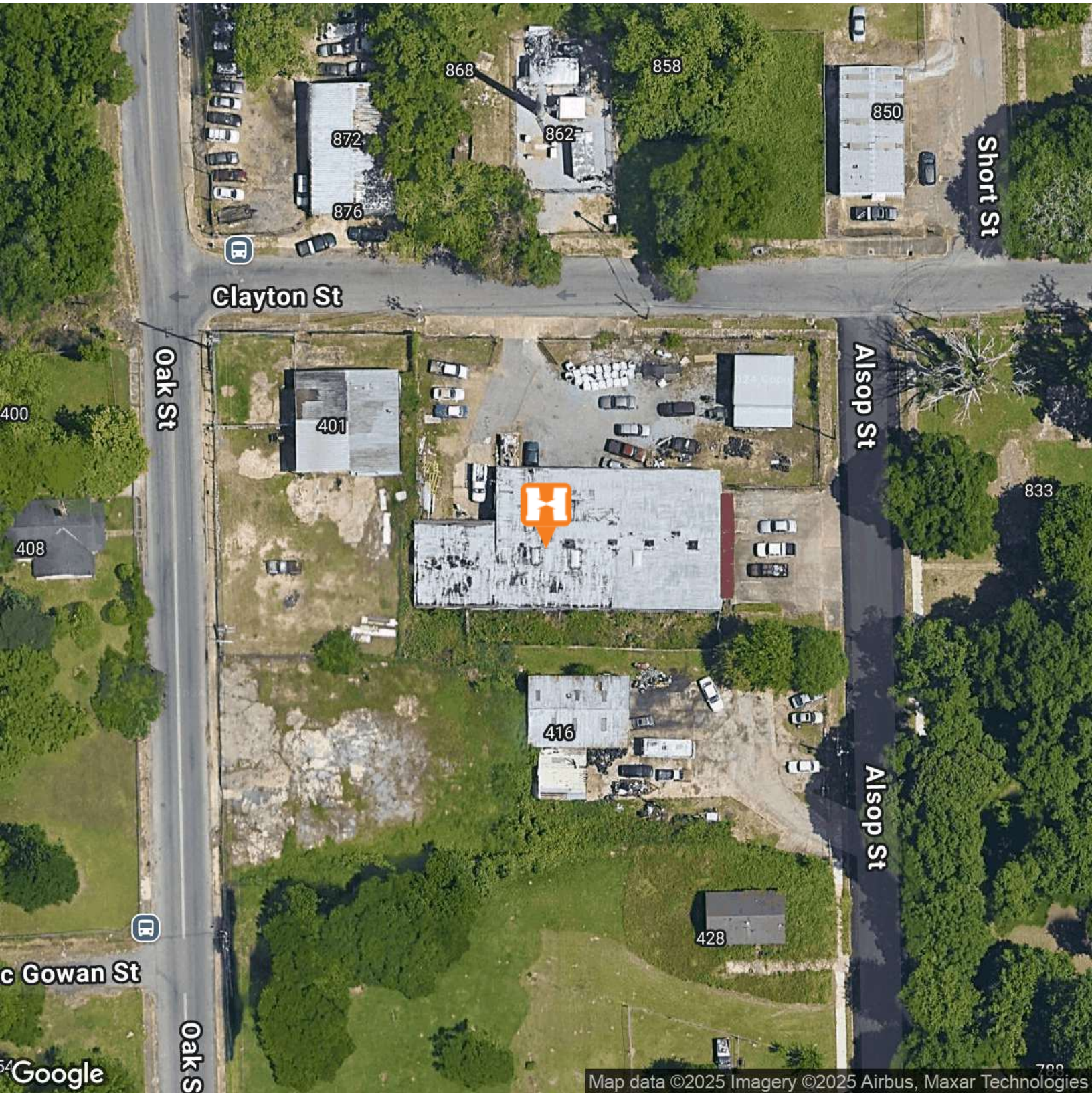


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AERIAL MAP



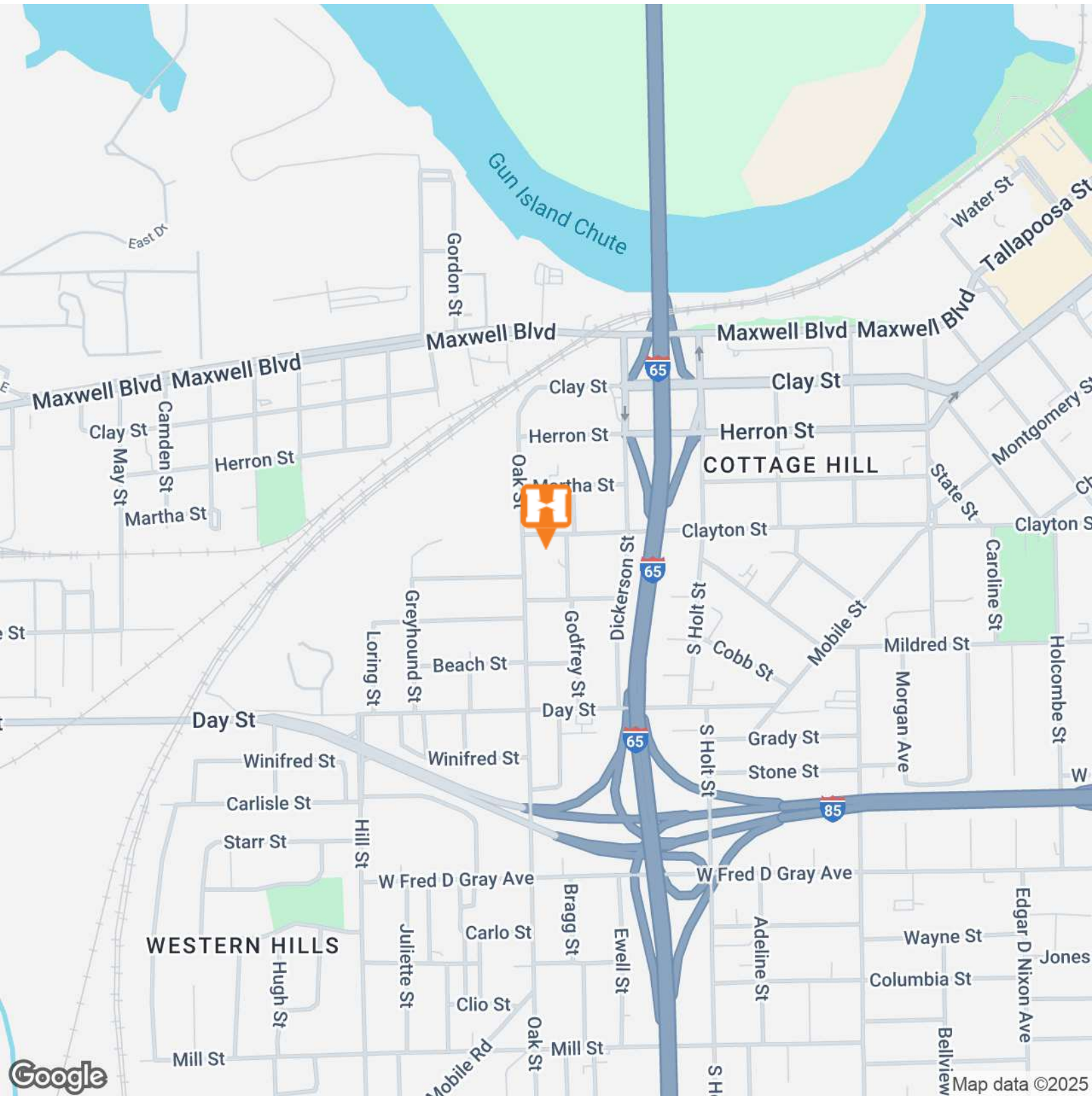
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LOCATION MAP

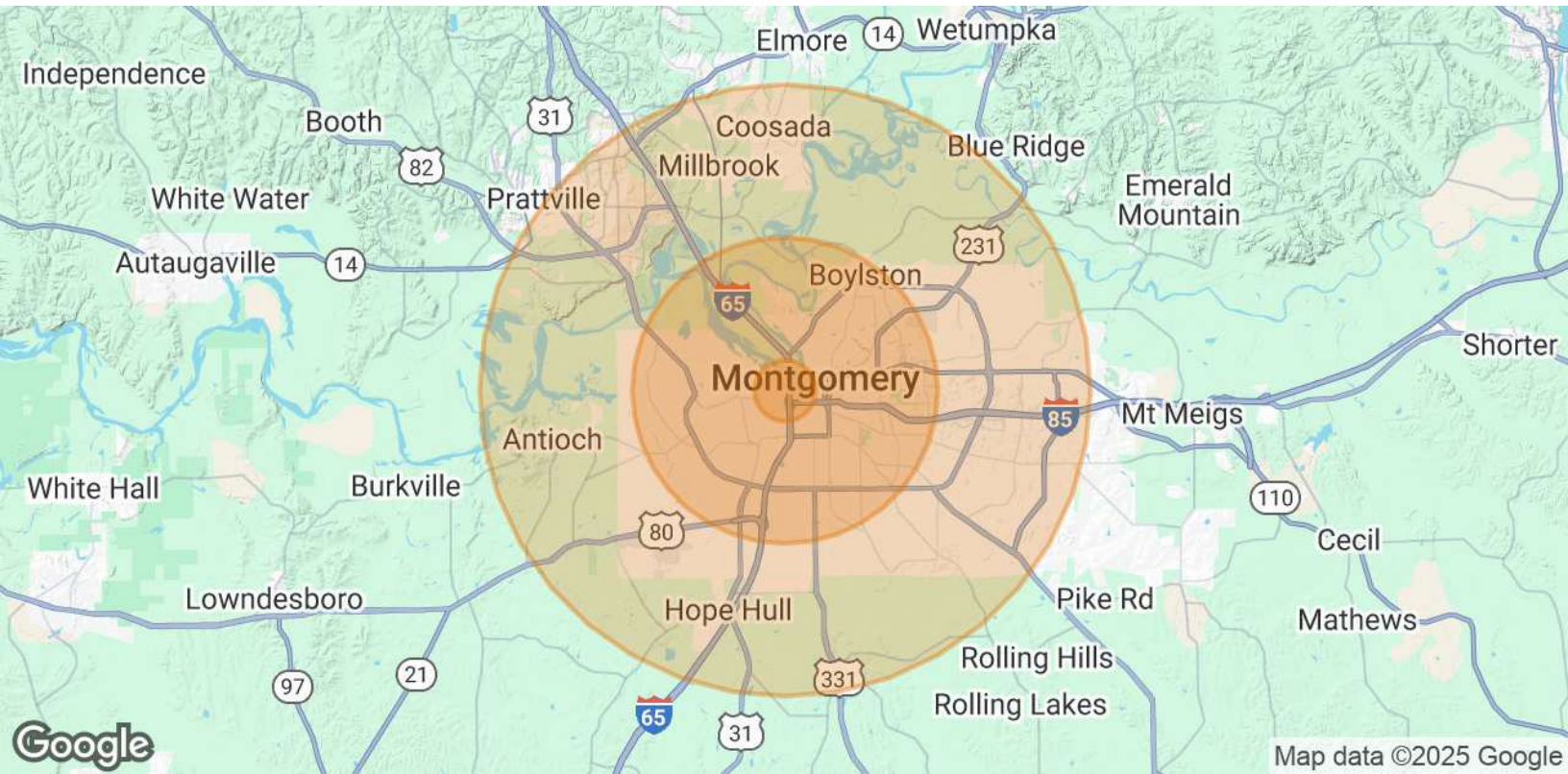


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,666	87,740	216,285
Average Age	39.1	37.5	37.3
Average Age (Male)	35.5	33.9	34.3
Average Age (Female)	42.3	40.3	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,224	42,481	101,145
# of Persons per HH	1.6	2.1	2.1
Average HH Income	\$25,446	\$45,866	\$56,631
Average House Value	\$104,073	\$104,146	\$122,953

2020 American Community Survey (ACS)

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