



# AVAILABLE



11670-A Hwy 43 | Grove Hill

## REDUCED LEASE RATE



## ABOUT THE PROPERTY



### BUILDING SIZE

*Building:* 220,000 SF total  
*Office:* 6,600 SF  
*Land:* 33 AC



### PRICE

LEASE RATE: \$2/SF NNN  
SALE PRICE: \$3,000,000



### PARKING

Large, mostly paved open area



### DOORS

10 doors with ramps; 3 dock high doors



### CEILING HEIGHT

18' - 22'



### WAREHOUSE

Warehouse is sprinkled and heated and cooled




### FENCING

Property is fully fenced



### WATER TANK

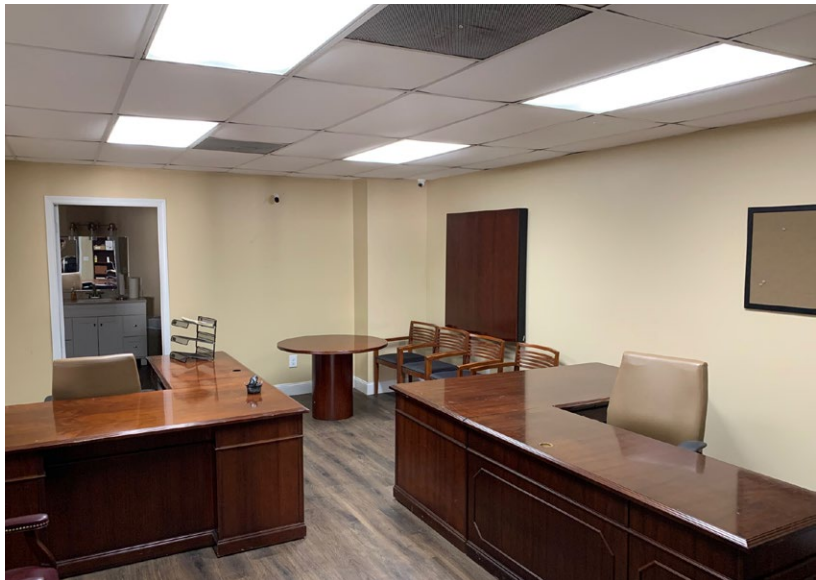
100,000 gallon water tank on site

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CLICK TO VIEW ON  
GOOGLE MAP



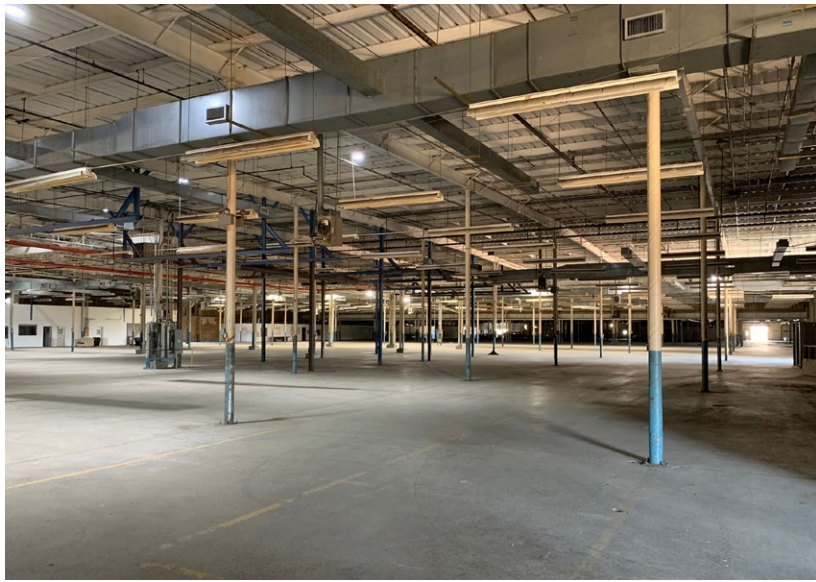
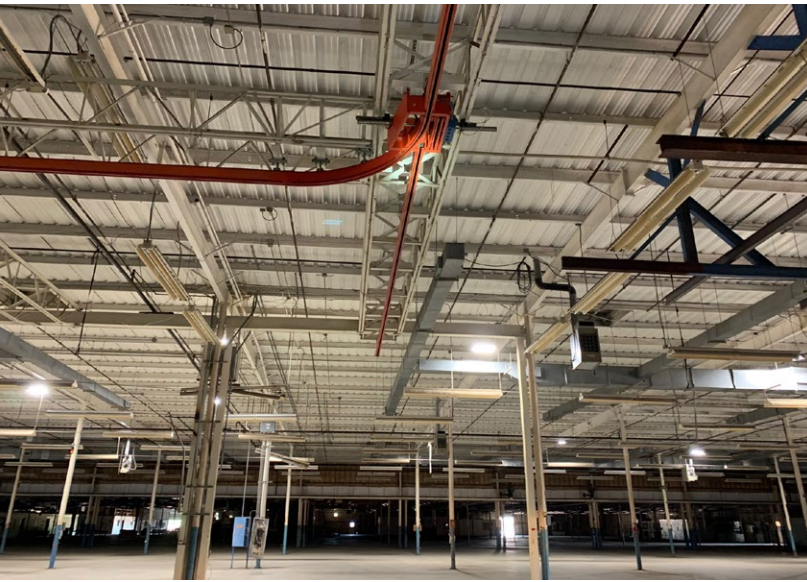
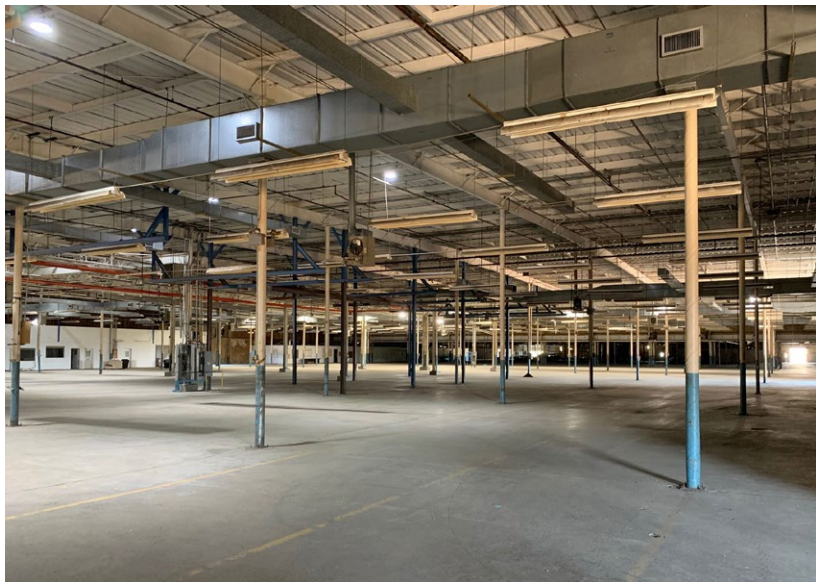
## Multi-Use

Perfect for an array of industrial users, large transport company, storage and distribution, manufacturing or government use.



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## Location

Located directly on Highway 43 near Grove Hill, just south of Highway 84, allowing easy access across Alabama and to Florida and Mississippi.



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