



9 Acre +/-  
Buildable Lot

**FOR LEASE** | **226,823 SF**  
**3145 ELMORE ROAD** | **WETUMPKA, AL**

**KURT JENSEN** 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS

↖ ↗ ROOM TO EXPAND ON  
↙ ↘ 100+ ACRES

🛡️ < 10 MILES TO I-65



EXCELLENT FOR  
MANUFACTURING &  
DISTRIBUTION



MOVE-IN  
CONDITION



CLOSE TO 12 COLLEGES  
& UNIVERSITIES



INCENTIVES  
AVAILABLE



# PROPERTY DETAILS

3145 ELMORE ROAD | WETUMPKA, AL

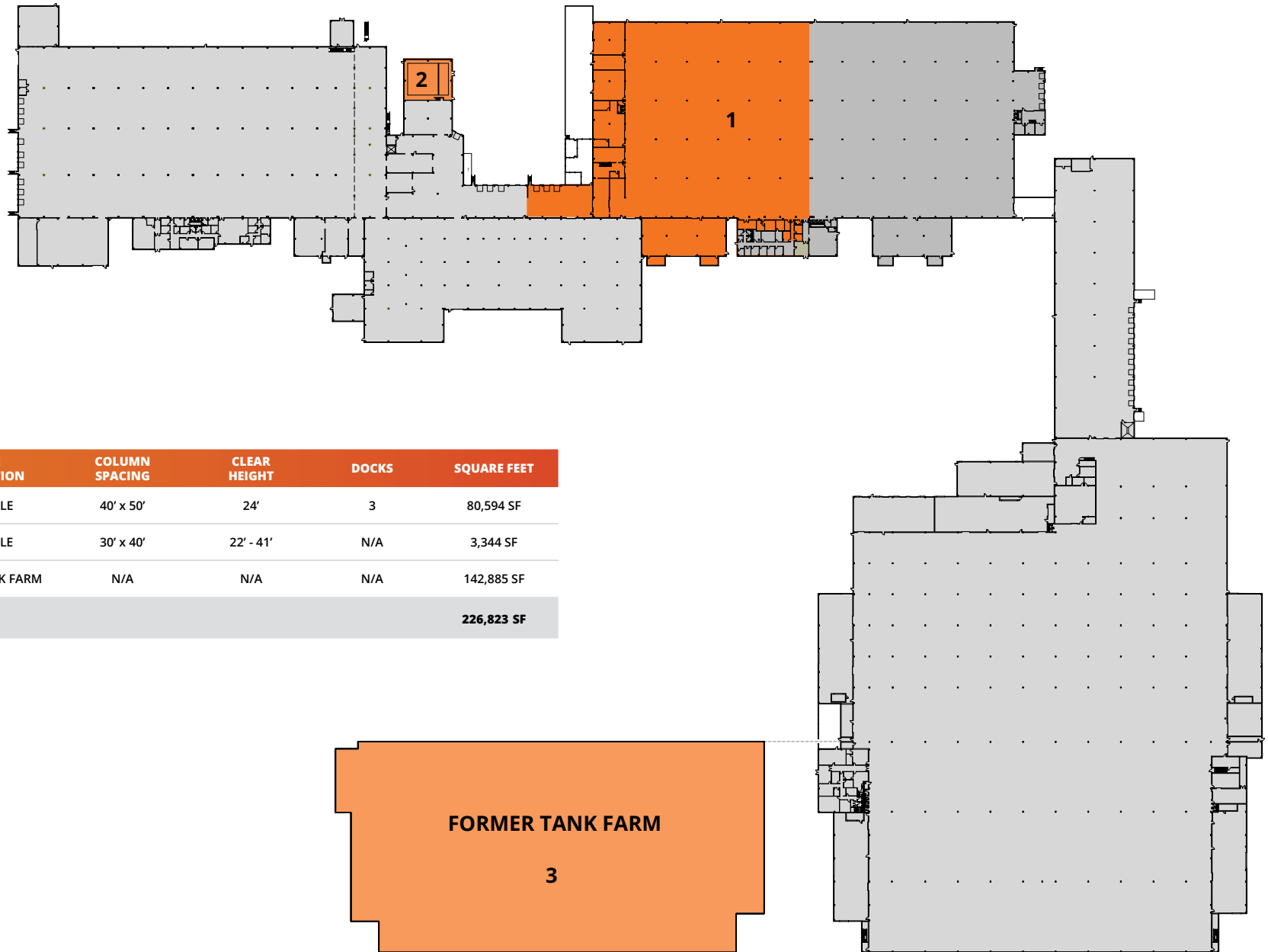
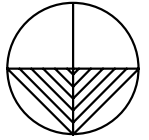
AVAILABLE SPACE	226,823 SF
MINIMUM DIVISIBLE	3,344 SF
LOWER LEVEL SPACE	142,885 SF
OFFICE SPACE	7,759 SF
FLOORS	1
DOCK DOORS	3
DRIVE-IN DOORS	2
CLEAR HEIGHT	21' - 41'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1995 - 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
PARKING	182 Spaces
TOTAL LAND AREA	100 Acres
ZONING	Excluded
PARCEL ID	1605220001002.000   1605150001070.000
OPEX ESTIMATE	\$0.40/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

3145 ELMORE ROAD | WETUMPKA, AL

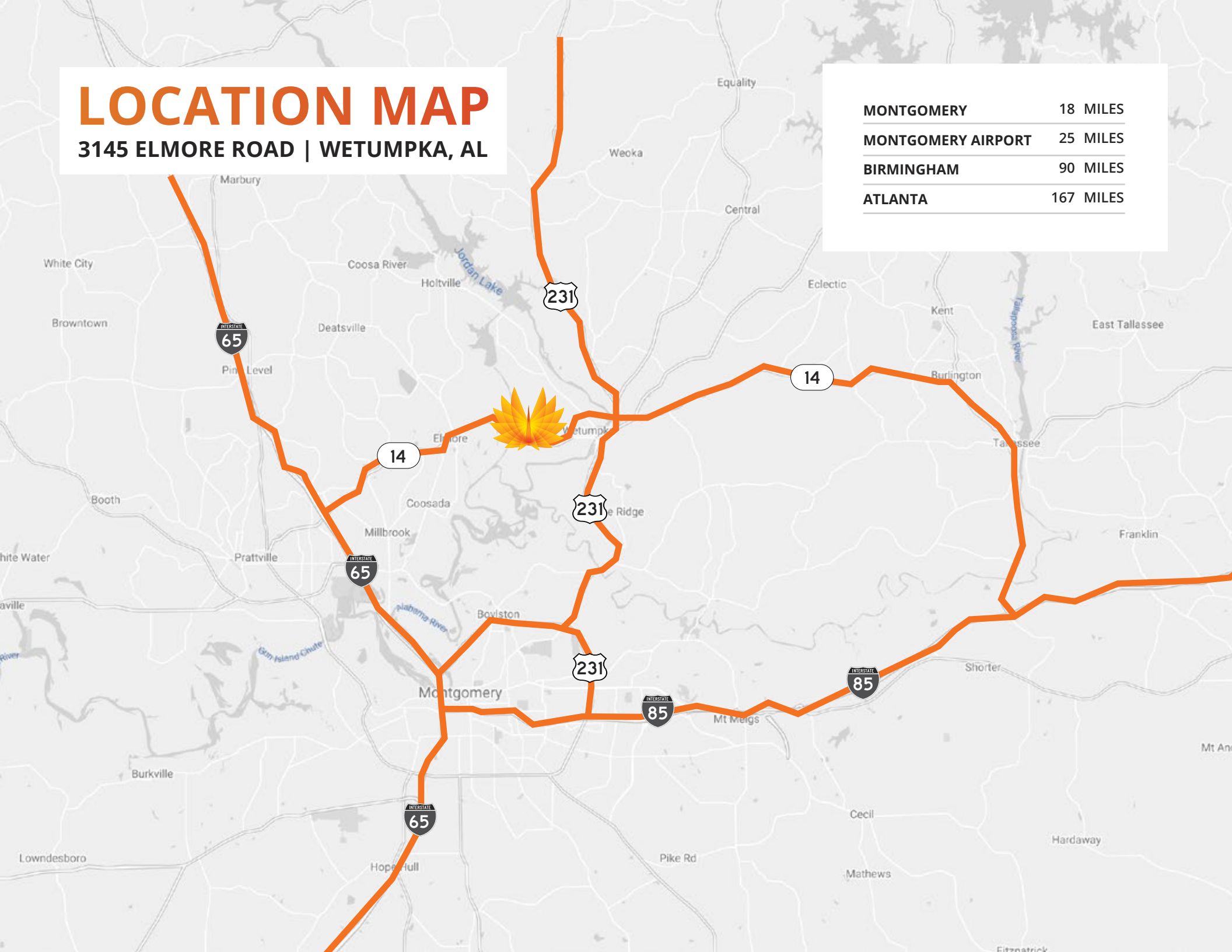


NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE	40' x 50'	24'	3	80,594 SF
2	AVAILABLE	30' x 40'	22' - 41'	N/A	3,344 SF
3	FORMER TANK FARM	N/A	N/A	N/A	142,885 SF
<b>TOTAL</b>					<b>226,823 SF</b>

# LOCATION MAP

3145 ELMORE ROAD | WETUMPKA, AL

<b>MONTGOMERY</b>	18 MILES
<b>MONTGOMERY AIRPORT</b>	25 MILES
<b>BIRMINGHAM</b>	90 MILES
<b>ATLANTA</b>	167 MILES





**FOR LEASE**

**3145 ELMORE ROAD**

**KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM**

**226,823 SF**

**WETUMPKA, AL**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*