

FOR SALE / LEASE

FORMER DIRECT TV CROSS-DOCK FACILITY

525 Legacy Boulevard
Eastaboga, AL 36260

BUILDING SIZE 9,600 SF

OFFICE 1,700 SF (included)

SITE SIZE 3 Acres

SALE PRICE: \$895,000

LEASE RATE: \$7.95 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Built in 2003
- Insulated metal construction
- Facility situated on 3 acres
- 2 Dock high loading docks
- 10 Drive-in doors, cross dock
- No interior columns
- Half a mile from Talladega Super Speedway
- Excellent visibility and access to I-20
- Huge asphalt lot for parking/loading



