

**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



*Information deemed reliable; not guaranteed.*

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## TRAVEL TIMES

HONDA ASSEMBLY PLANT: 20 Min / 9 Miles

I-459: 46 Min / 49 Miles

ATLANTA: 1 Hr 40 Min / 100 Miles

BIRMINGHAM: 43 Min / 43 Miles

±3 ACRES

5 DRIVE IN DOORS

2 DOCK HIGH DOORS

LEGACY BOULEVARD

20 MINUTES TO HONDA



**Graham & Co.**

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