

Orr Distribution Center

Warehouse/Distribution - For Lease



PHOTO DATED
DECEMBER 19, 2023



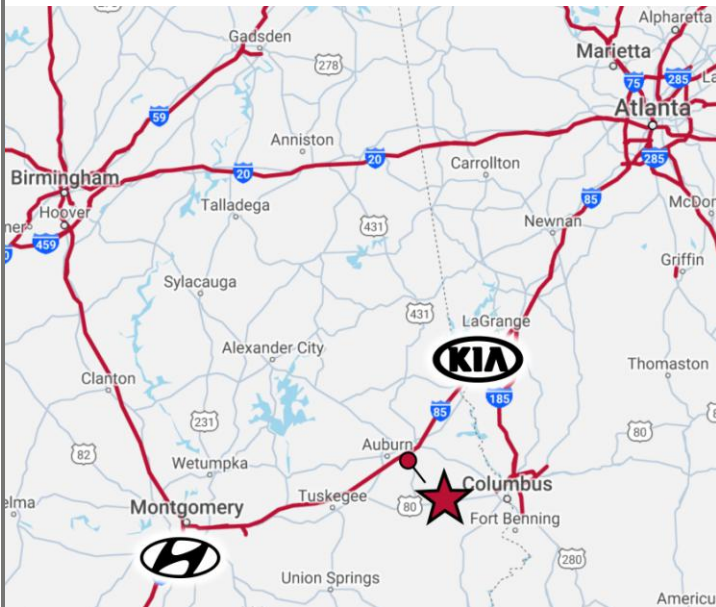
95 ORR AVENUE

Opelika, AL 36804

Size	130,000 SF
Status	Under Construction
Delivery Date	April 2024
Lease Rate	Contact Agent

HIGHLIGHTS

- + 130,000 SF in the Auburn-Opelika metro
- + 80 parking spaces
- + 0.5 miles from I-85 Exit 60
- + 30' eaves and 9 dock doors
- + ESFR sprinkler
- + New construction PEMB with painted CMU and storefront
- + Corner lot with excellent visibility



KEY DISTANCES

INTERSTATE DIST.

KIA - West Point, GA	25 miles
Montgomery, AL	55 miles
Hyundai - Montgomery, AL	62 miles
Atlanta, GA	95 miles
Birmingham, AL	135 miles

Howard Porter, MAI, CCIM

hporter@portercompanies.com
(334) 319-3107

Jake Whaley, CCIM

jwhaley@portercompanies.com
(205) 317-1406

another successful
development by:



Orr Distribution Center

Warehouse/Distribution - For Lease



FACTS

Site:

- 150' truck court
- 80 parks
- 9 dock doors
- 2 grade lvl doors

Building:

- 260' x 500' PEMB
- 52' x 40' column spacing
- 30' eave height

Features:

- ESFR sprinkler
- 6" concrete slab
- 3,000 sf office
- warehouse
- restrooms

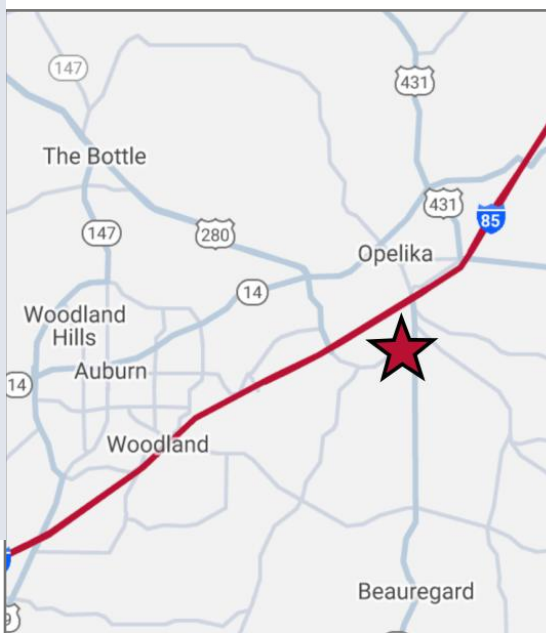
PHOTO DATED
DECEMBER 19, 2023

LOCATION

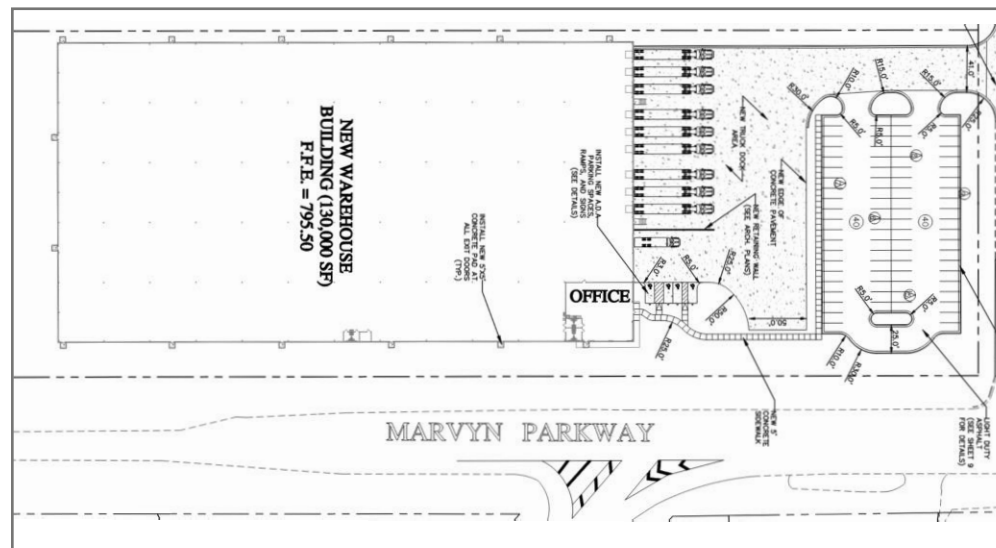
0.5 miles from I-85 Exit 60

Workforce appeal at this centrally located site

Close promity to Southern Union Community College & Auburn University



SITE PLAN



FRONT ELEVATION

