

3609 LOWER WETUMPKA RD | INDUSTRIAL PROPERTY FOR SALE & LEASE

MONTGOMERY, AL



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Building Size:	11,000 SF
Available SF:	11,000 SF
Lot Size:	4.17 Acres
Year Built:	1961
Zoning:	M-1

PROPERTY OVERVIEW

3609 Lower Wetumpka Rd. is an 11,000 +/- SF one-story brick building on Lower Wetumpka Rd. available for sale or lease. The facility has 2,033 SF of finished office space and 8,970 SF of warehouse. The building has 24 bay doors that are 10' high offering an excellent cross dock facility. The building sits on a fenced lot measuring 2 +/- acres. There are an additional 2 acres outside the fence available if needed bringing the total acreage to 4.17 acres. Contact Mickey Phillips at 334-312-1100 for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- 11,000 +/- SF industrial building
- Zoned M-1 for industrial use
- Ideal for warehouse or distribution purposes
- Well-maintained and structurally sound
- Ample space for storage and operations
- Convenient location in the Montgomery area
- Potential for customization and expansion
- Easy access for trucks and logistics
- Versatile space for various industrial needs

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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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ADDITIONAL PHOTOS



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AERIAL MAP



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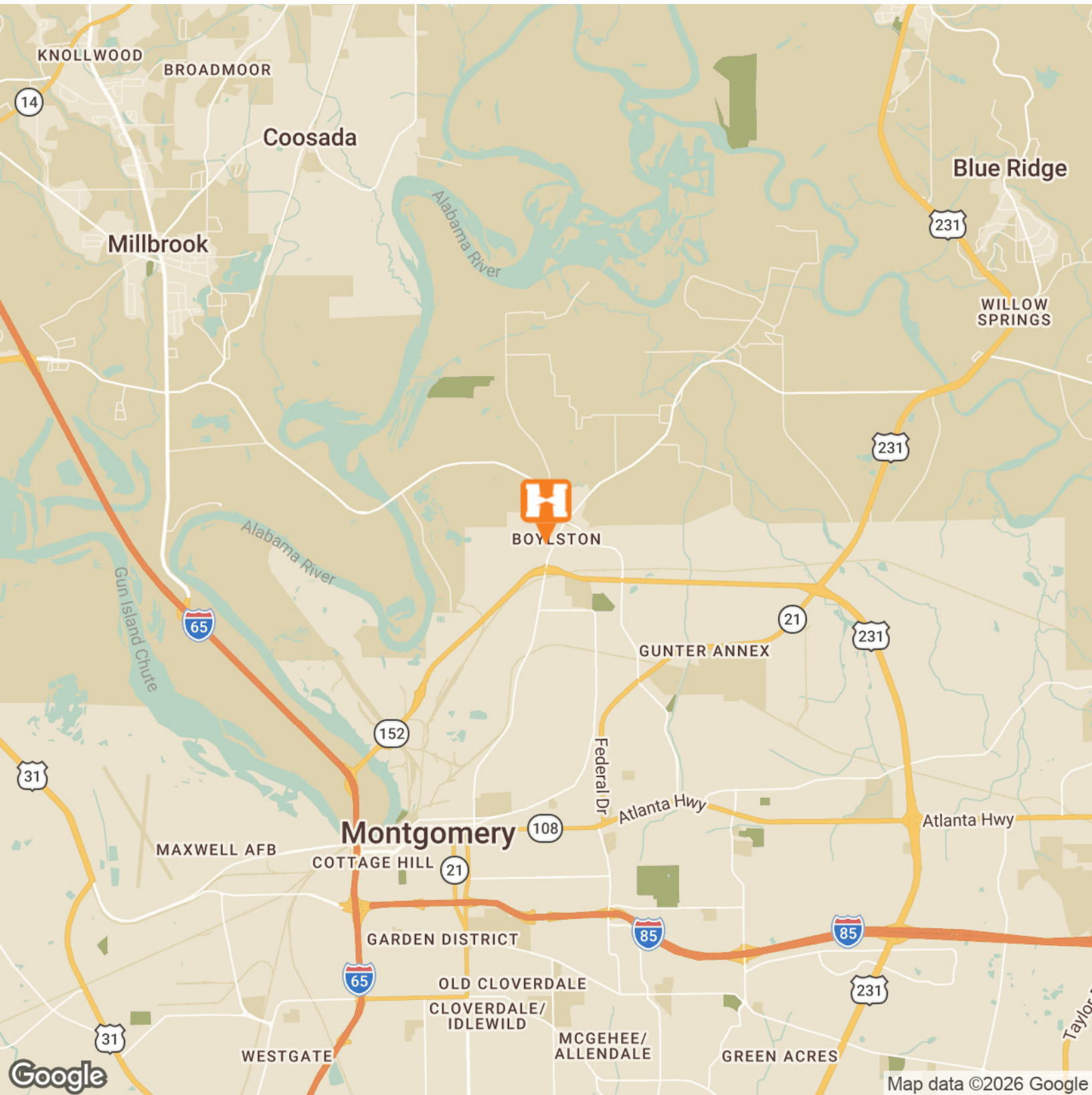
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LOCATION MAP



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