

OFFERING SUMMARY

Available SF:	1,500 - 4,500 SF
Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Lot Size:	± 0.56 Acres
Year Built:	2004
Building Size:	± 12,000
Market:	Wetumpka

LOCATION OVERVIEW

Nestled in Wetumpka, AL, this bustling area is an optimal location for industrial and flex space tenants. With its proximity to major roadways, including US Highway 231 and Highway 14, the area offers exceptional connectivity and accessibility. Just a short distance from Downtown Wetumpka and picturesque Lake Jordan, tenants can access a thriving local community and recreational opportunities. The location's strategic positioning and the nearby points of interest make it an attractive choice for businesses looking to establish a presence in a dynamic and well-connected area.

PROPERTY HIGHLIGHTS

- Conveniently located on US Highway 231 in Wetumpka- a major thoroughfare with traffic counts of ± 13,934 AADT
- Office/warehouse space and warehouse/storage space available
- Easy access to Highway 14
- ± 2 Miles from Downtown Wetumpka
- ± 5 Miles to Lake Jordan
- ± 15 Miles to Montgomery

1755 U.S. 231

WETUMPKA, AL 36093

Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1755 US 231 - Office/Warehouse	Available	4,500 SF	NNN	\$12.00 SF/yr	3,000 SF of Office Space, 1,500 SF of Warehouse Space. 2 Roll up doors
1755 US 231 - Office/Warehouse	Available	4,200 SF	NNN	\$10.00 SF/yr	Office/Warehouse Space, 2 Roll up doors
1755 US 231	Available	1,500 SF	NNN	\$8.00 SF/yr	Warehouse/Storage Space. 1 Roll up door
1755 US 231	-	1,800 SF	NNN	\$6.00 SF/yr	Warehouse/Storage Space. 1 Roll up door

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

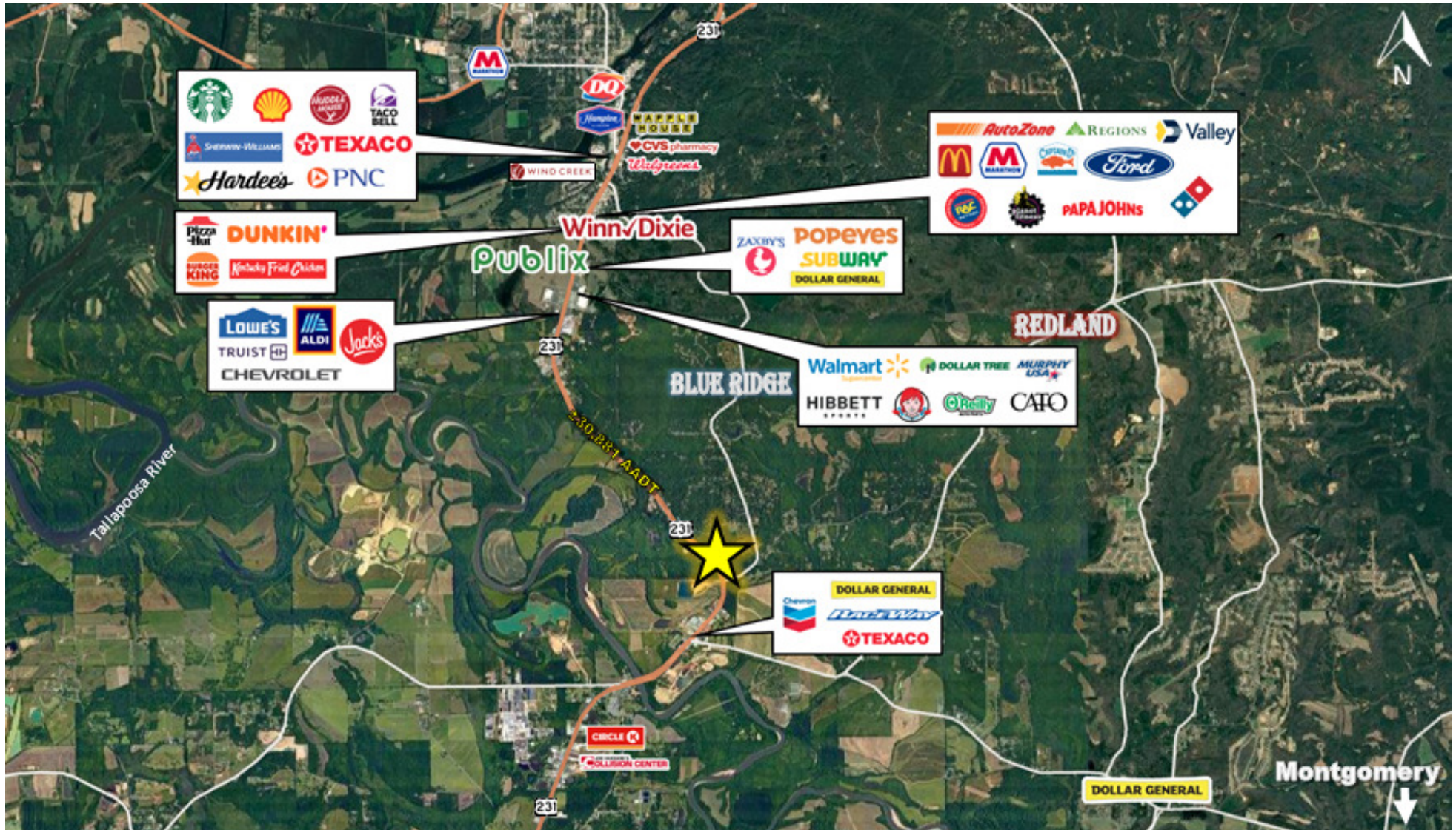
312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Retail Map



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