

STATE-OF-THE-ART MANUFACTURING FACILITY



Hanwha
Cimarron

CBRE

4800 NORTHPARK DRIVE
OPELIKA, AL 36801



**284,804 SF
BUILDING FOR SALE**



PROPERTY HIGHLIGHTS



Proximity

to LaGrange, Kia West Point, and Atlanta, GA



Expandability

Graded Expansion Pad



Functionality

160' Clear Span Area,
Dock High and Drive In
Loading

BUILDING SIZE

284,804 SF

LOT SIZE

31.041 AC

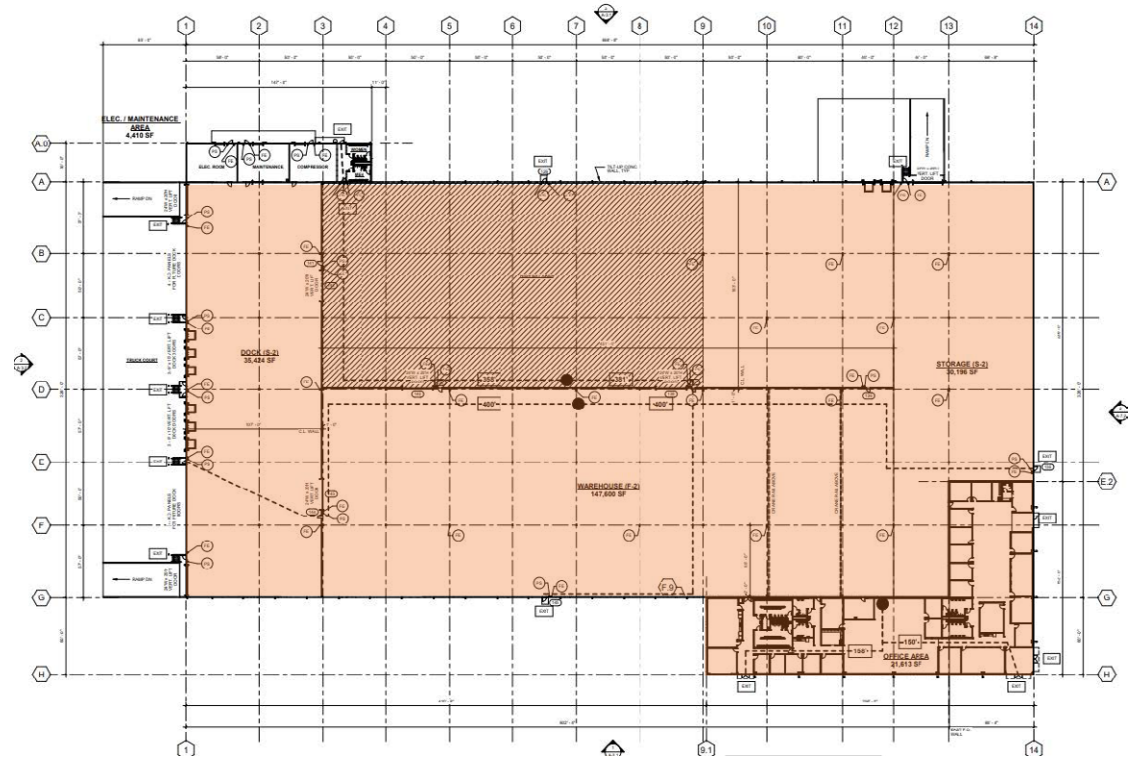
YEAR BUILT

2022

BUILDING SPECIFICATIONS

4800 NORTH PARK DRIVE

Building Type	Industrial Manufacturing / Distribution Facility
Lot Size	31.041 acres
Building	+/-284,804 SF
Building Breakdown	Production: 147,599 SF Warehouse: +/-35,441 SF Office: +/-21,599 SF Misc. Test and Storage: +/-81,165
Year Built	2022
Construction	Concrete Tilt Wall
HVAC	Fully climate controlled via rooftop units
Power	12,470 amp 277/480 V 3 phase via 5 transformers: (2) 2500 KVA, (1) 1500 KVA, (1) 1000 KVA & (1) 500 KVA
Doors	8 Dock High doors with additional knock out panels. Multiple Drive In doors
Clear Height	32' in warehouse
Utilities	Power, gas, water, and sewer
Sprinkler	ESFR
Zoning	Industrial
Roof	TPO 45 mil membrane



EXTERIOR PICTURES



INTERIOR PICTURES



ADDITIONAL DETAILS

Utilities

Power: Alabama Power

Water: Municipal

Gas: Spire Gas

Sewer: Municipal

Power

5 Transformer: 2500KVA(2), 1500KVA(1), 1000KVA(1), 500KVA(1)

3 ph - 12,470-277/480V

HVAC

RTU: Heating and cooling system through RTU (Roof Top Unit)
(RTU: Equipment that can be installed on the roof of a building to provide cooling/heating/ventilation without a separate machine room)

- Main Building : Total 24ea (including Office Area 6ea)
- TEST Building : 2ea
- Chemical Storage Building : 2ea

Air

Air Compressor: 3EA (Working Pressure: 8.6 Bar)

- Atlas Copco Model: ZT145S-IMD(2), ZT132VSD STD-IMD(1), Air Receiver Tanks(2)



SITE

Aerial



Building Size
284,804 SF

Lot Size
31.041 AC

LOCATION MAP

Opelika, AL



HYUNDAI PLANT
77 MILES

KIA PLANT
20 MILES



Minutes from
I-85 Highway



Optimal location
for supplying parts
to Hyundai and Kia
Plants



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CONTACT US FOR MORE INFORMATION:

STUART PENDLEY, SIOR

Senior Vice President

+1 404 504 0032

stuart.pendley@cbre.com

GREG HAYNES, SIOR

Senior Vice President

+1 404 923 1436

greg.haynes@cbre.com

KIRK ADAMS

First President

+1 404 840 3346

kirk.adams@cbre.com

JAE KIM

Vice President

+1 404 923 1597

jae.kim@cbre.com



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