

FOR LEASE

2251 Old Curtis Rd, Elba, AL 36323

NAI TALCOR



Industrial | 156,405 SF

- Located off US-HWY 84 & Industrial Blvd
- 156,405 Sq. Ft. - Flexible division options
- 4-acre concrete slab available for lease
- Exterior re-paint + new lights coming soon
- 2 offices + 6 restrooms
- 2nd-Level Platform: 5,966 Sq. Ft.
- 12 Loading Docks with 16' Drive-in Door
- Eave Height: 22' | Clear Height: 25'
- Column Spacing: 25'x50'
- Rear Sliding Door: 22.5' high x 25' wide
- Rear Roll-Up Door: 16' x 16'
- 3-phase electrical + Gated Property
- Convenient to I-85, I-65, I-10
- Port of Mobile, AL (148 mi) Port of PCB, FL (107 mi)

OFFERING SUMMARY

BUILDING SIZE	156,405 +/- SF (can be divided)
LEASE RATE	\$4.00 SF/yr (MG)
ZONING	Industrial
CONSTRUCTED	1979
LAST RENOVATED	2024 - In Progress

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	10,750	74,044	169,295
Average HH Income:	\$47,417	\$55,800	\$50,460

TARGET INDUSTRIES

✉ **Kenny Whatley**
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✉ **Shannon Auty**
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107 Hidden Glen Way
talcor.com

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PROPERTY DESCRIPTION

This expansive building, formerly used as a trailer manufacturing facility, offers 156,405 Sq. Ft. of warehouse space with flexible layout options to accommodate various size requirements. Adjacent to the warehouse is a 4-acre reinforced concrete slab available for lease, providing ample space for outdoor storage.

Location Benefits:

The location of Elba places it within a convenient distance of major interstates and commercial airports, including I-85, I-65, I-10, Dothan Airport (45 mi), and Montgomery Airport (77 mi). Moreover, the property is located 107 miles from the Port of Panama City Beach, FL and 148 miles from the Port of Mobile, AL.

Proximity to Major Manufacturing Hubs:

Elba's proximity to automotive and aerospace manufacturers, including the Hyundai plant near Montgomery and Airbus in Mobile, makes it an ideal location for businesses in these industries. Companies across diverse industry sectors thrive in the Wiregrass Region and is well-positioned for continued growth in several specific clusters already thriving here, including aerospace/defense, advanced manufacturing, automotive, agriculture, and food warehousing and distribution. With access to skilled workers from nearby Wallace and Enterprise State Community College which offers technical programs, the area provides a steady stream of qualified labor for manufacturing and distribution operations.



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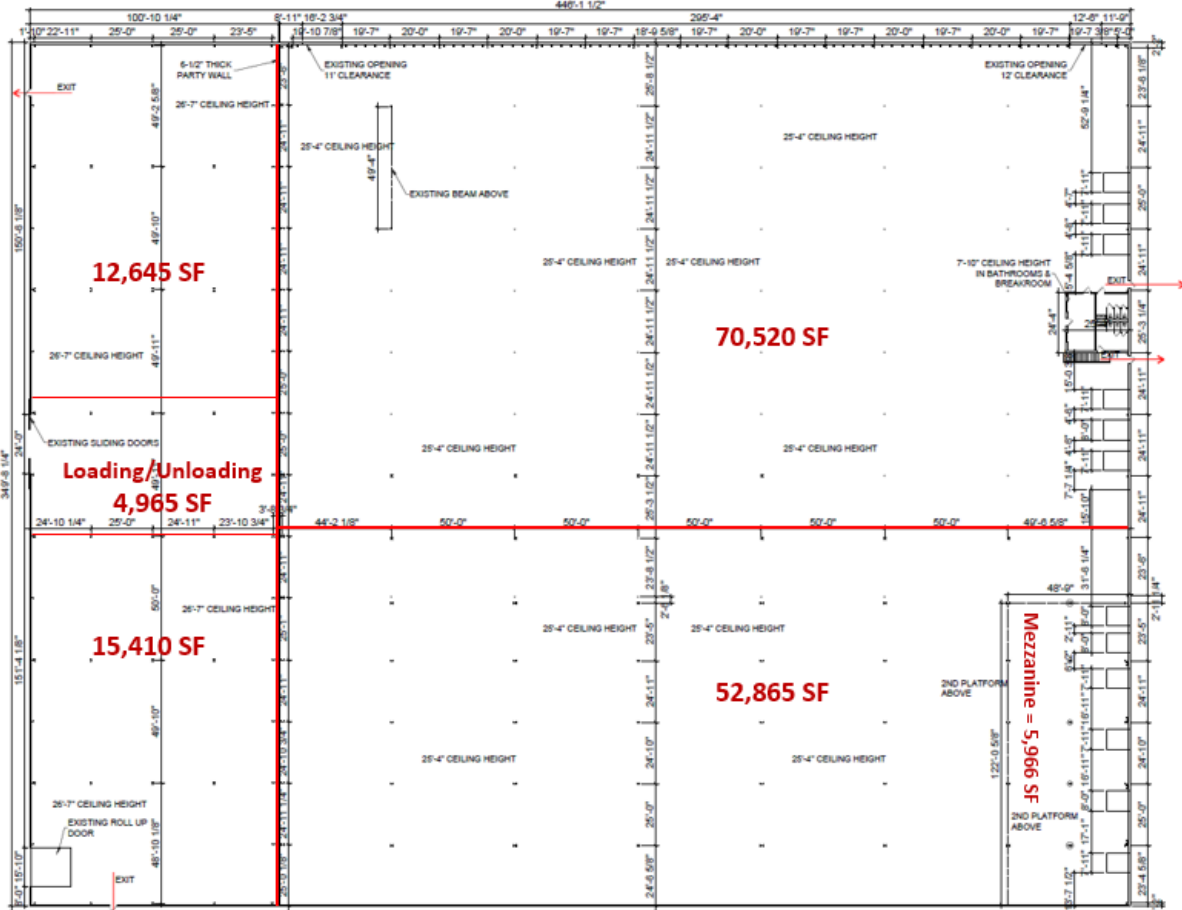
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TOTAL SF: 156,405 SF

VARIOUS DIVISION OPTIONS POSSIBLE



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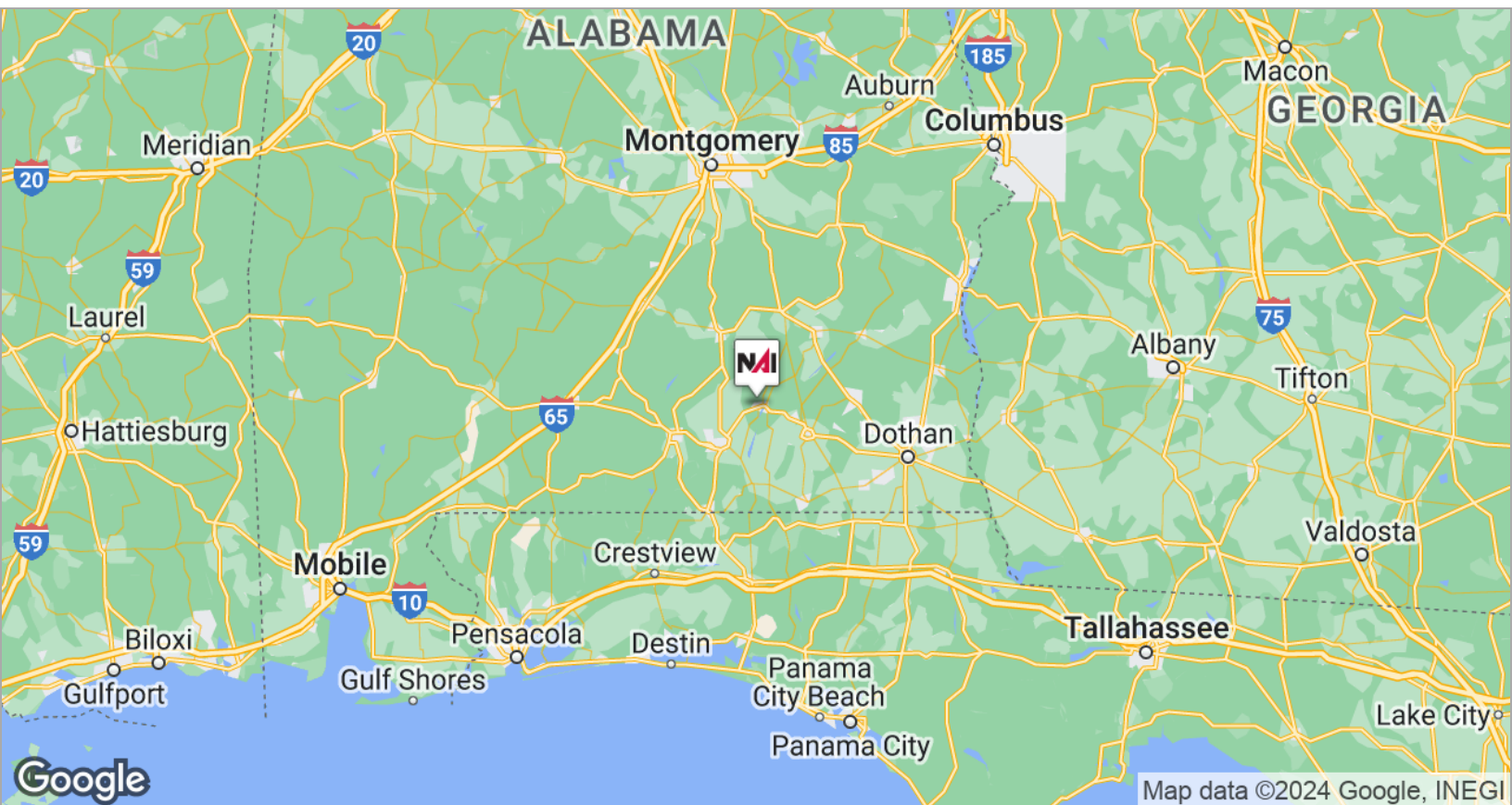
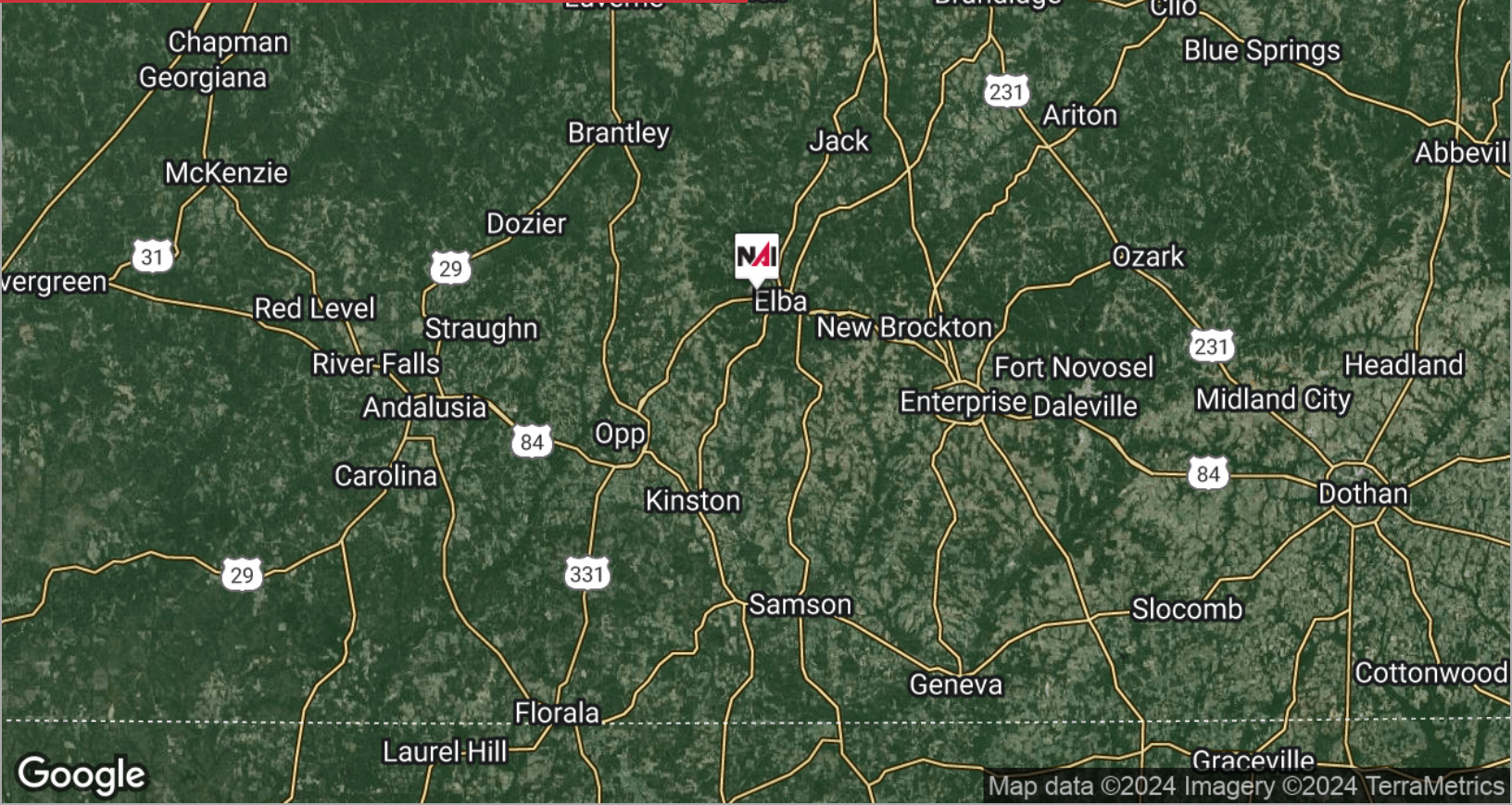
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LOCATION MAPS

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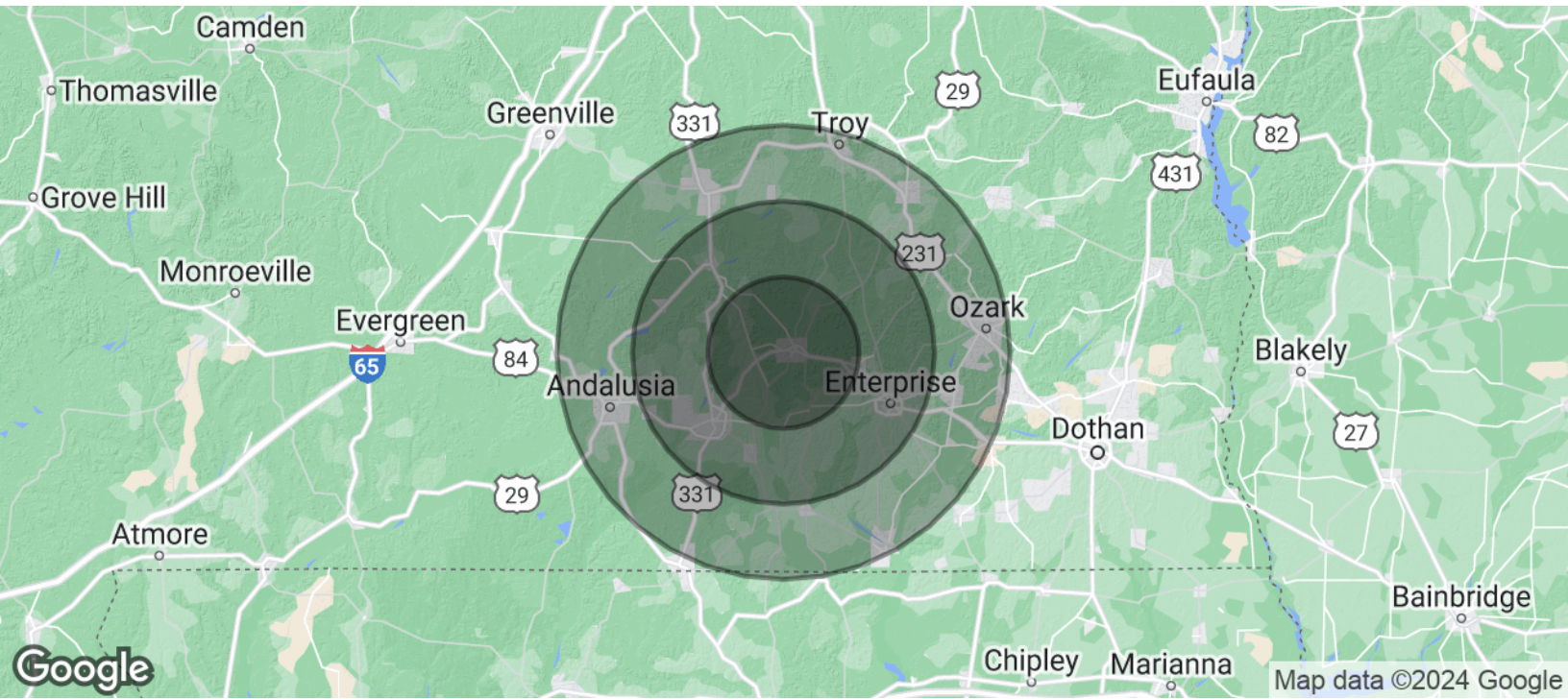
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DEMOGRAPHICS

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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	10,750	74,044	169,295
Average Age	46.4	39.9	39.7
Average Age (Male)	42.2	37.7	37.9
Average Age (Female)	49.6	42.0	41.5
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,222	33,965	80,000
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$47,417	\$55,800	\$50,460
Average House Value	\$121,430	\$139,096	\$126,892

* Demographic data derived from 2020 ACS - US Census

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