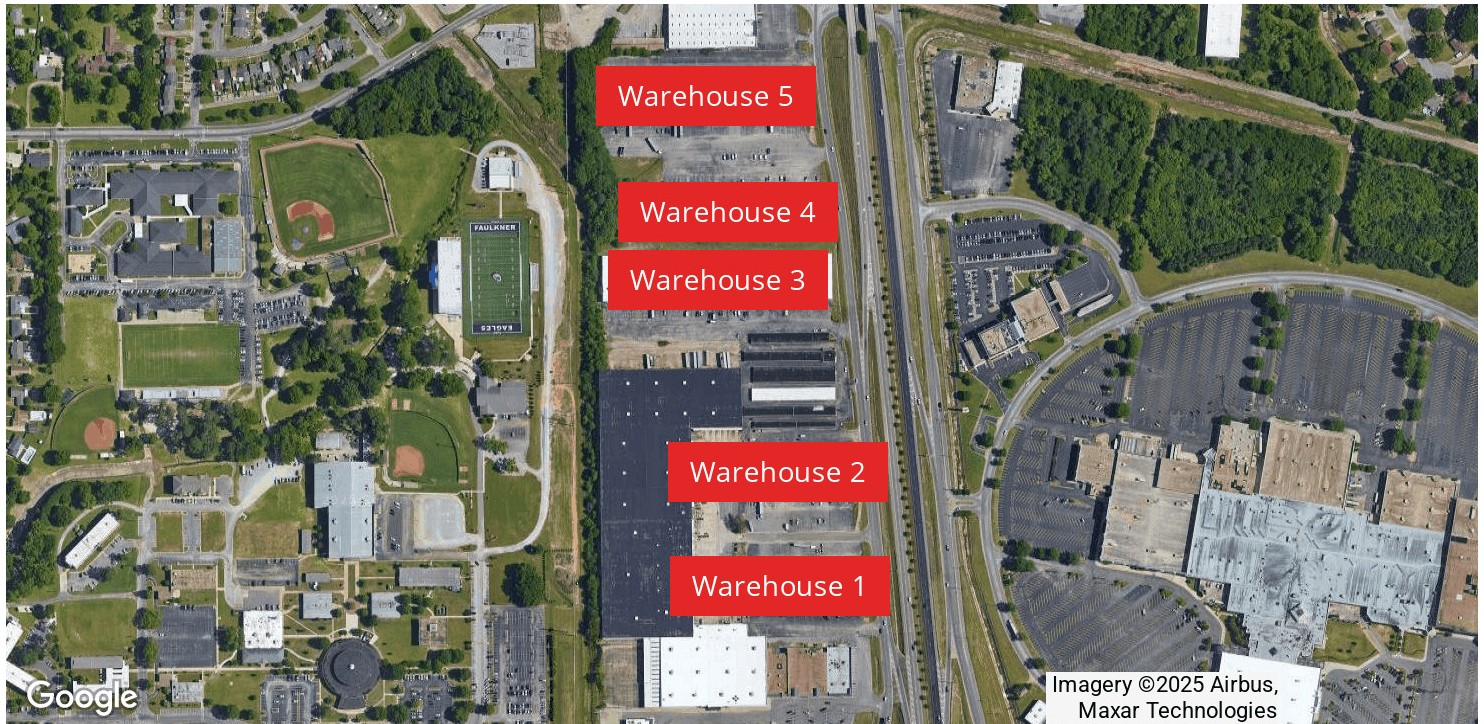


PRIME LOCATION - EAST MONTGOMERY WAREHOUSES

North Eastern Boulevard, Montgomery, AL 36117



PROPERTY DESCRIPTION

Montgomery East Industrial Park offers over 400,000 sf of warehouse space in the city's most convenient warehouse location. Two miles to I-85 and seven miles to I-65.

PROPERTY HIGHLIGHTS

- Office Space w/ Warehouse Rents
- Dock High & Ground Level Doors
- 21' - 23' Ceiling Heights
- Sprinkled Throughout
- Space Heater in Place
- Exhaust Fans in Most Spaces
- Excellent Access Off Eastern Blvd
- External Signage w/ Exposure to High Traffic Counts
- Professionally Managed by Aronov Realty Management, Inc.

OFFERING SUMMARY

Lease Rate:	Call Agent for Pricing
Lease Type:	NNN
Total Available SF:	77,684 SF
Total Building SF (5 Warehouses):	400,507 SF
Zoning:	M-1
Traffic Count:	32,996 Eastern Blvd

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,382	20,613	51,911
Total Population	7,879	46,439	120,798
Average HH Income	\$62,879	\$72,971	\$75,822

PRESENTED BY:

David Potts

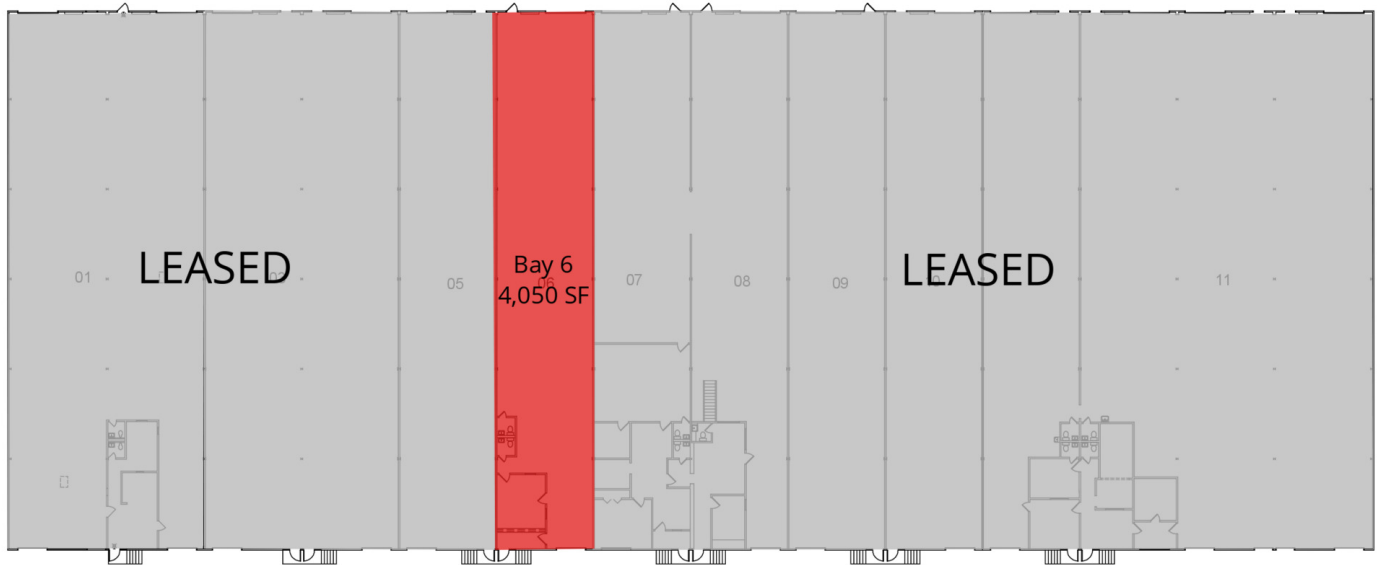
Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

WAREHOUSE 1 LAYOUT

5414 Lamco Street, Montgomery, AL 36109



Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106

ARONOV

Building 1

Prepared By PlanData Systems Corp.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,050 SF

Suites:	Bay 6
Lease Rate:	Call Agent for Pricing

PRESENTED BY:

David Potts

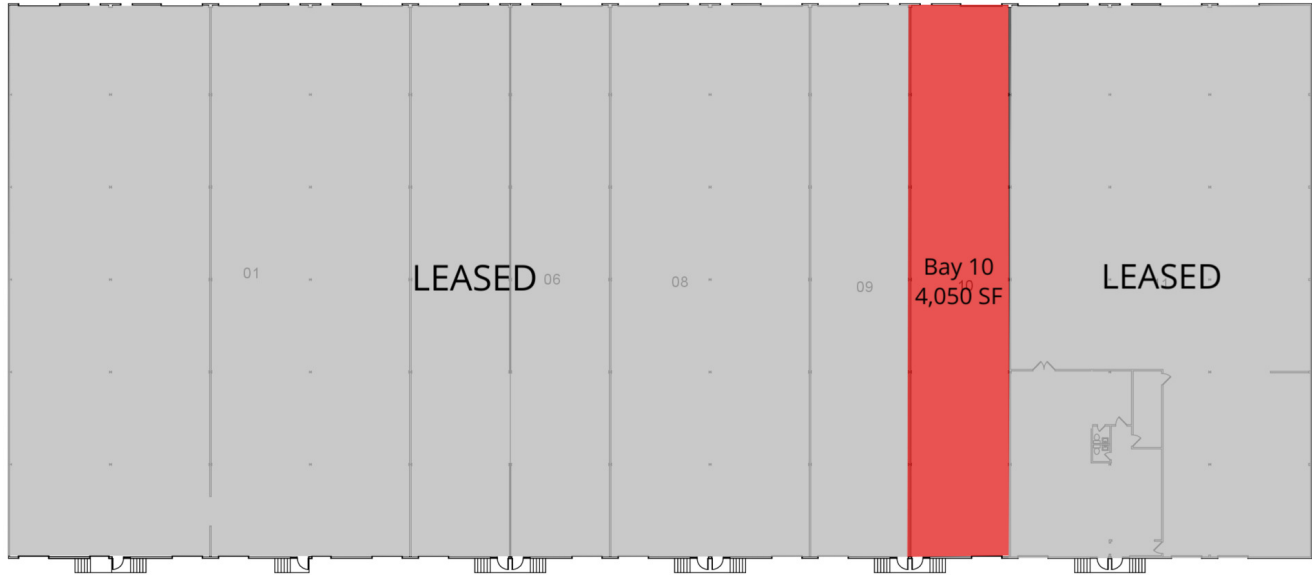
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aronovcommercial.com

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WAREHOUSE 2 LAYOUT

5415 Lamco Street, Montgomery, AL 36109



Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106

ARONOV

Building 2

Prepared By PlanData Systems Corp.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,050 SF

Suites:	Bay 10
Lease Rate:	Call Agent for Pricing

PRESENTED BY:

David Potts

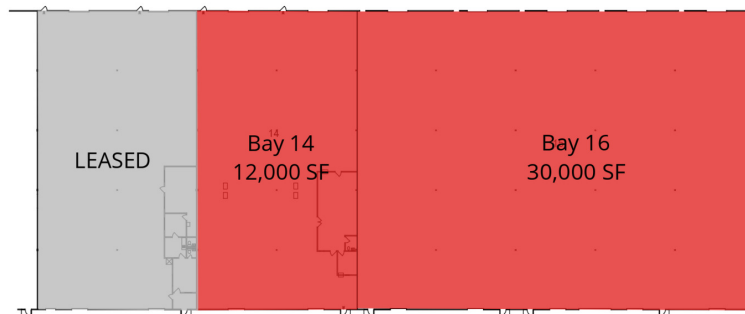
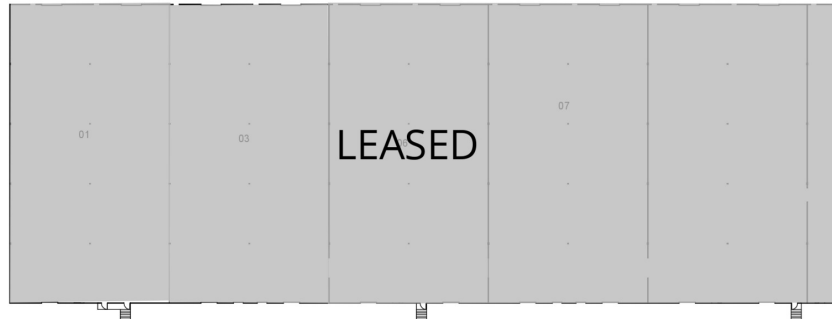
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Montgomery, AL 36116

WAREHOUSE 3 LAYOUT

231 N. Eastern Boulevard, Montgomery, AL 36109



LEASE INFORMATION

Lease Type:	NNN
Total Space:	42,000 SF

Suites:	Bay 14, Bay 16
Lease Rate:	Call Agent for Pricing

PRESENTED BY:

David Potts

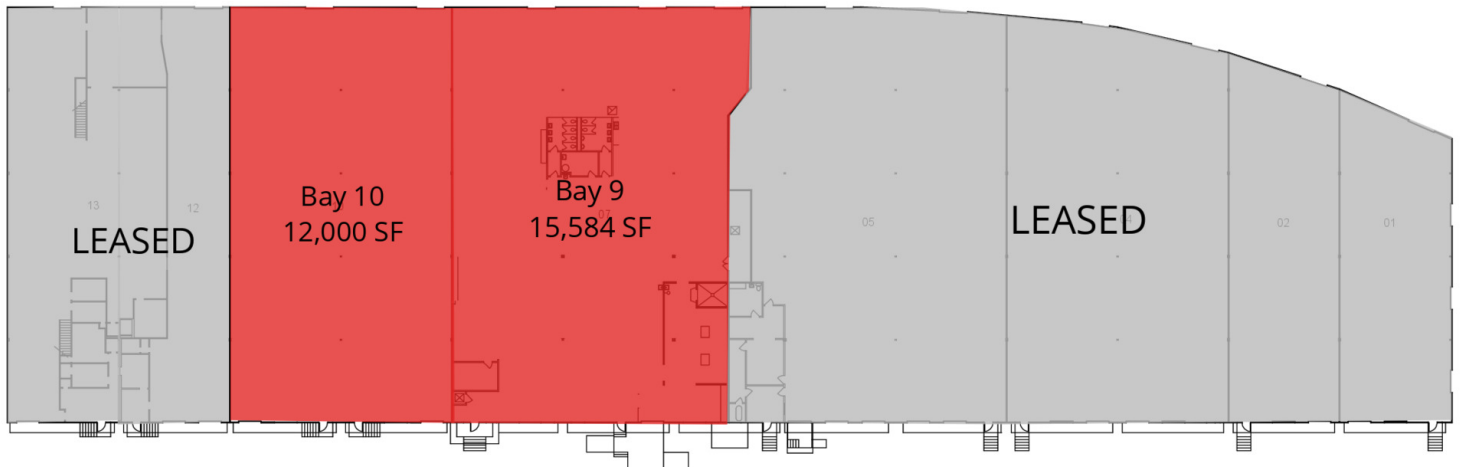
Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

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Montgomery, AL 36116

WAREHOUSE 4 LAYOUT

311 N. Eastern Boulevard, Montgomery, AL 36109



Montgomery Warehouses

Lease Plan
Montgomery, Alabama 36106

ARONOV

Building 4

Prepared By PlanData Systems Corp.

0 20 40 60 80 100

LEASE INFORMATION

Lease Type:	NNN
Total Space:	27,584 SF

Suites:	Bay 9, Bay 10
Lease Rate:	Call Agent for Pricing

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions

334.354.2627

david.potts@aronov.com

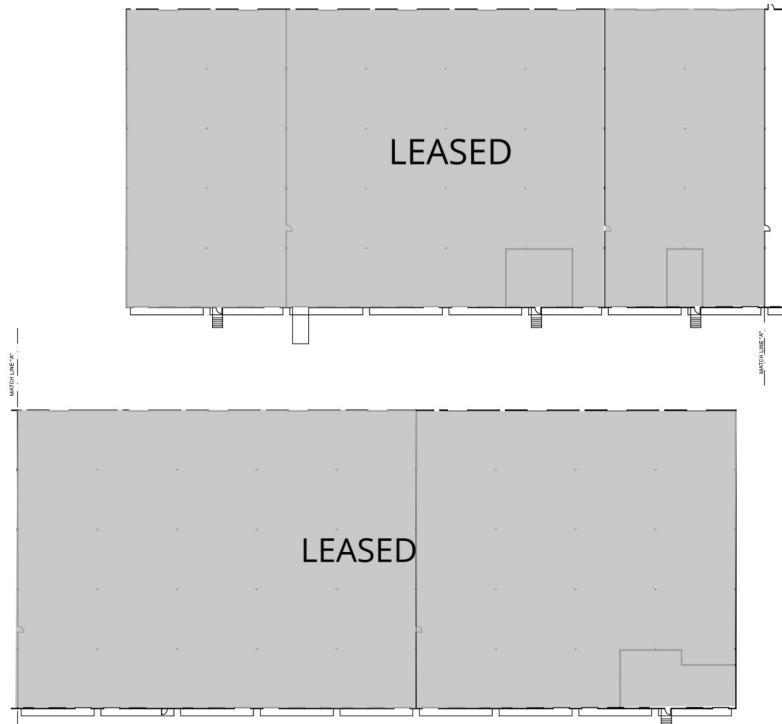
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Montgomery, AL 36116

WAREHOUSE 5 LAYOUT

321 N. Eastern Boulevard, Montgomery, AL 36109



LEASE INFORMATION

Lease Type:	NNN	Suites:	Fully Leased
Total Space:	0 SF	Lease Rate:	Call Agent for Pricing

PRESENTED BY:

David Potts

Specializing in Commercial Sales & Leasing Transactions

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3500 Eastern Boulevard

Montgomery, AL 36116

AVAILABLE SPACES

North Eastern Boulevard, Montgomery, AL 36117

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Warehouse 1 - Bay 6	4,050 SF	NNN	Available 02/01/26
Warehouse 2 - Bay 10	4,050 SF	NNN	Available
Warehouse 3 - Bay 14	12,000 SF	NNN	Available
Warehouse 3 - Bay 16	30,000 SF	NNN	Available
Warehouse 4 - Bay 9	15,584 SF	NNN	Available
Warehouse 4 - Bay 10	12,000 SF	NNN	Available

PRESENTED BY:

David Potts

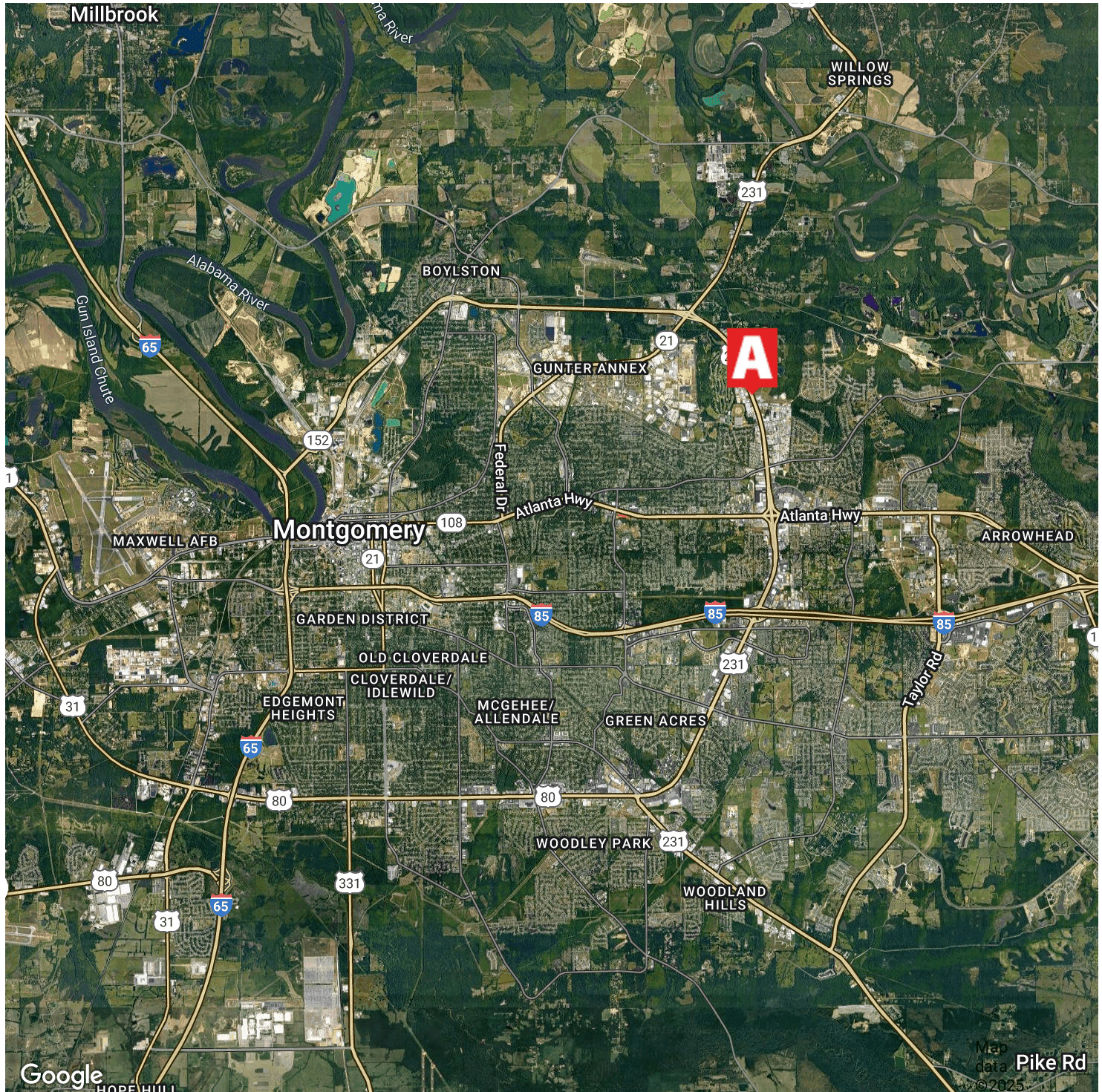
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aronovcommercial.com

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CONVENIENT MONTGOMERY LOCATION

North Eastern Boulevard, Montgomery, AL 36117



PRESENTED BY:

David Potts

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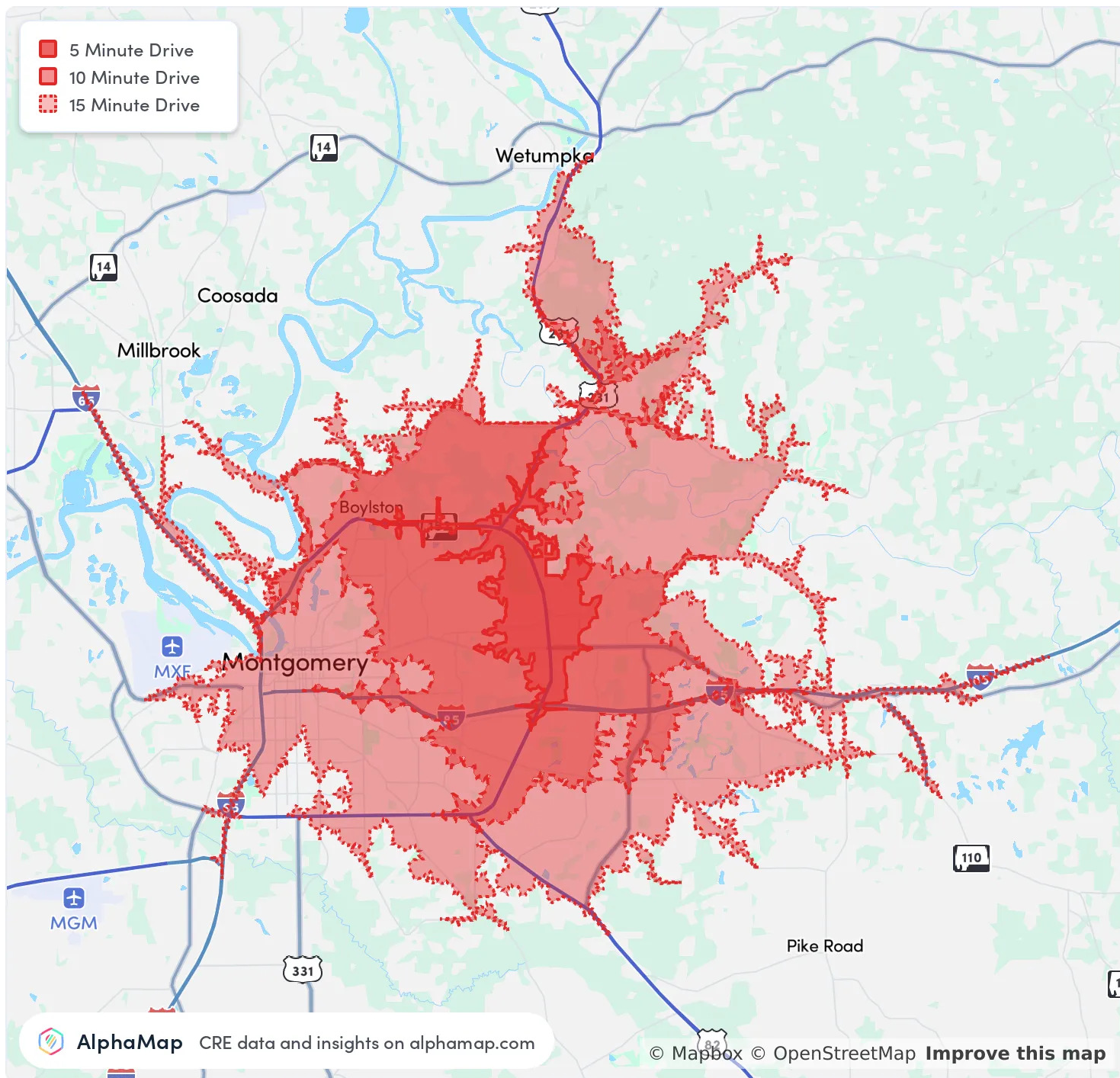
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Montgomery, AL 36116

PRIME LOCATION - EAST MONTGOMERY WAREHOUSES

North Eastern Boulevard, Montgomery, AL 36117



Map and demographics data derived from AlphaMap

PRESENTED BY:

David Potts

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