



UNIT 1B
96,600 SF

1800 CRAWFORD ROAD
OPELIKA, AL

AVAILABLE FOR LEASE
INDUSTRIAL PROPERTY

1,425,889 SF
107 Acres

PROPERTY DETAILS

Size: Total SF is approximately 1,425,889 sq. ft.

Grounds: Approximately 107 acres, which includes three paved IOS lots for trailer or product storage: 3± Acres, 2.5± Acres, and 1.75± Acres.

Available Units of Space: There is one unit within the main building plus several free-standing buildings that are, or soon will be, available for lease:

MAIN BUILDING AVAILABLE WAREHOUSE SPACE

Unit 1B 96,600 SF Available Immediately

- 25' clear ceiling heights
- Six 10' x 12' dock high doors with levelers, dock locks and weather seals
- One 15' x 18' uncovered exterior dock with door into the building
- One 10' x 15' ramped drive-in door
- 20' x 42' open office area
- 30' x 40' and 35' x 40' column spacing
- LED light fixtures
- Men's restrooms – 3 toilets, 2 lavatories, 1 urinal
- Women's restrooms – 2 toilets, 2 lavatories



PROPERTY DETAILS

FREE STANDING STORAGE & OFFICE BUILDINGS

- **Bldg. 1:** 2,016 SF (32' x 63') storage building with 10' x 10' drive-in door access
- **Bldg. 2:** 4,732 SF (52' x 91') storage building with covered open shed adjacent
- **Bldg. 3:** 6,045 SF (31' x 195') storage building with drive-in door access and fenced storage yard
- **Bldg. 4:** 2,184 SF (24' x 91') credit union office building
- **Bldg. 5:** 4,000 SF (50' x 80') employee wellness center building

Construction:

Floors: Reinforced concrete

Walls: Brick over block, tilt-up panels, insulated metal panels, and concrete block

Roof: Approximately 90% of roof areas have been replaced with TPO in the last 5 years

Columns: Steel I-beams and 10" concrete columns

Property Condition: Very good

Construction Date:

1963: Original construction

1968-1973: Expansions to current size

2020-2021: Renovations throughout (lighting, roof, dock doors where needed, etc.)

Ceiling Heights: Ceiling clearances range from 23' to 26' to the structural steel

Column Spacing: 30' x 40'; 35' x 40'; 25' x 40'

Truck Loading: 96 tailgate high truck docks in various areas of the facility serving every unit of rental space. Most are 10' x 10' with spring loaded levelers. Drive-in doors serve most rental spaces.

Rail: Norfolk-Southern Rail adjoins property with a spur on the west side of the building.

Lighting: LED fixtures throughout plus skylights. There are some remaining fluorescent used for emergency fixtures.

Power: Supplied by Alabama Power Company; 4,160 KV main supply with 277/480 volts distributed in the building using bus duct in many locations. Up to 10 MW of electrical power supply is available on site.

PROPERTY DETAILS

Water: Supplied by City of Opelika; 10" main line serves the site, 2" line is currently in use.

Sewer: Supplied by City of Opelika

Natural Gas: Supplied by Spire

Internet: Supplied by Point Broadband

Fire Protection: 100% coverage with wet sprinkler system fed from three on-site open ponds with electric and diesel pumps. The ponds are all supplied from the city water system.

Air Conditioning: Office areas only

Ventilation; Roof installed exhaust fans throughout the facility

Compressed Air: Piping throughout the facility

Office Space: There are multiple small office areas scattered through the facility offering office capabilities to most leased areas.

Security: The entire improved portion of the site is enclosed by chain link fence with current traffic directed through one gate for security control.

Parking: Abundant parking lots on the front of the site and smaller parking areas adjacent to most rental areas.

Operating Expenses:

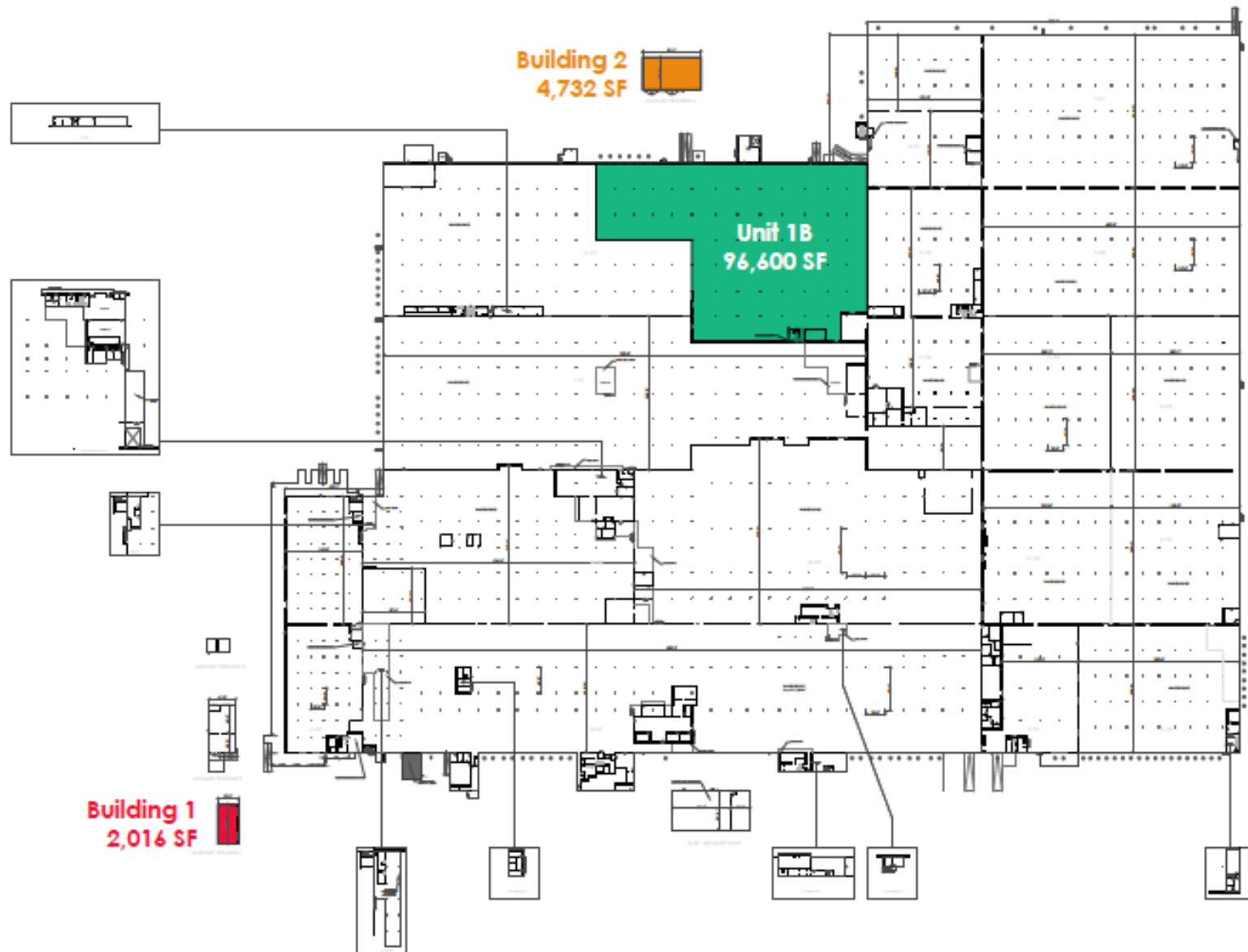
Taxes:	\$0.35/SF
Insurance:	\$0.39/SF
CAM:	\$0.45/SF
Total:	\$1.19/SF

Zoning: M-1 – Allows manufacturing, wholesale, warehouse, processing, assembling, and commercial

Former Use: Originally used for manufacturing and distribution. For the past 10 years the facility has been used for warehouse and distribution.

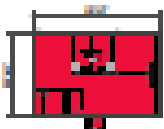
Transportation: The site can be accessed from Exits 60 and 62 of Interstate 85, approximately 3 miles from either exit. This location is approximately 30 miles from the KIA Assembly Plant, Exit 2 off I-85 in West Point, Georgia.

FLOOR PLANS



FLOOR PLANS

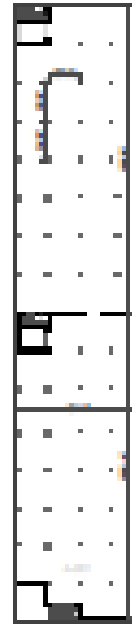
Building 5
4,000 SF



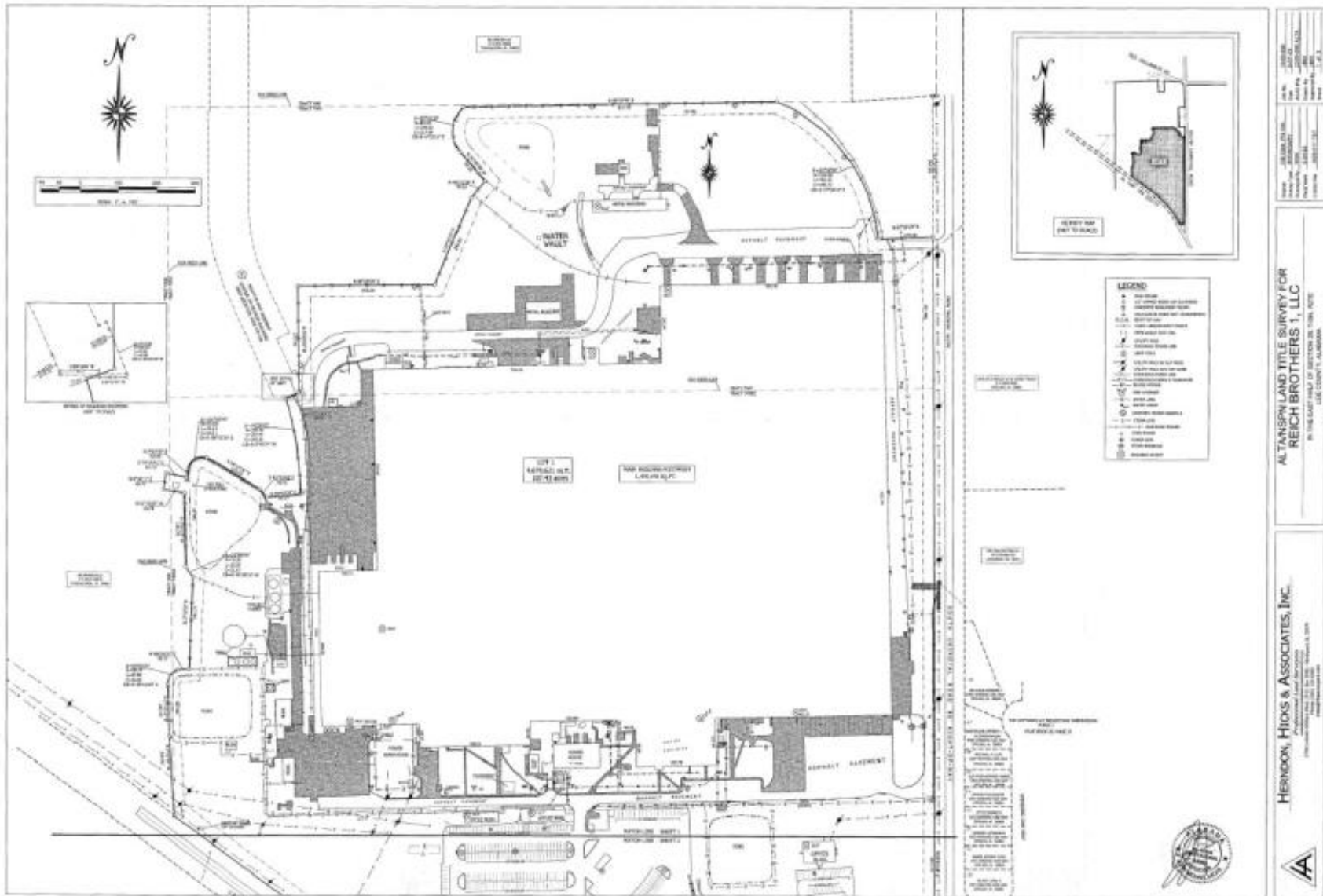
Building 3
6,045 SF



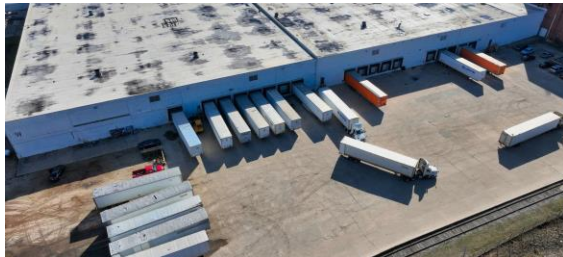
Building 4
2,184 SF



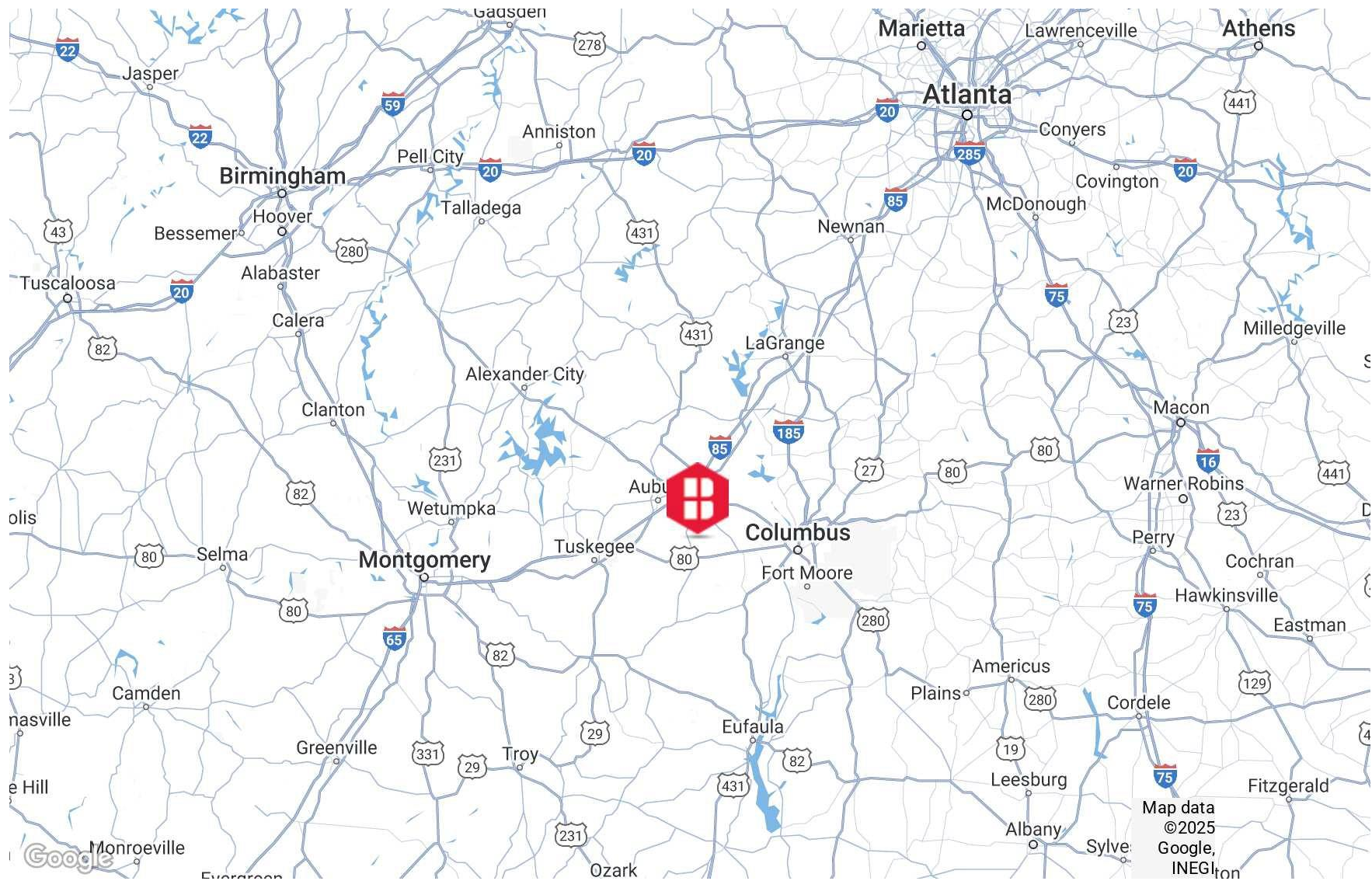
SITE PLAN



ADDITIONAL PHOTOS



AREA MAP



DEMOGRAPHICS MAP & REPORT

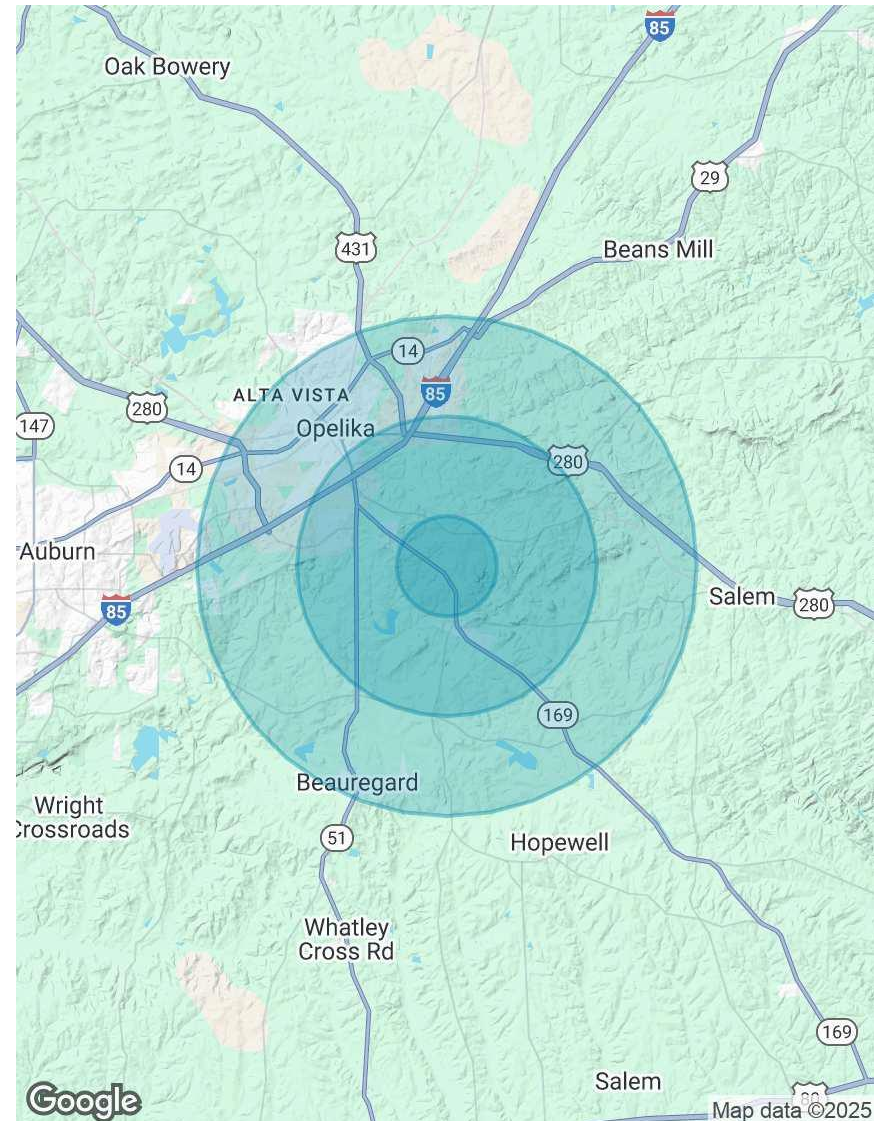
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,001	8,446	25,930
Average Age	40.1	39.1	38.2
Average Age (Male)	39.3	37.7	37.6
Average Age (Female)	37.9	38.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	371	3,348	11,005
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$58,532	\$55,431	\$57,994
Average House Value	\$176,133	\$144,985	\$156,020

* Demographic data derived from 2020 ACS - US Census



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