



For Sale

Call for Pricing

Jack Peterson, SIOR
Partner | Director of Office Services
+1 205 949 5982
john.hennessy@colliers.com

Colliers | Alabama
880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855
colliers.com/alabama

±2.8 Acres Off Ramp Interchange Corner

Mercedes Exit (I-20/59)
11203 Will Walker Road, Vance, AL

Site Highlights:

- Fronts on I-20/59W (exit 89) off -ramp
- New traffic signal and turn lane
- Between **NEW DATA CENTER** and **RV PARK** now under construction on Will Walker Rd
- 59,649 traffic count, high interstate and local demand
- Co-location opportunity - seller will consider subdivision
- Graded, all utilities