

# SPACE FOR LEASE

500 26th Street  
*Opelika, Alabama*

Pepperell Business Park is a mix of Office, Warehouse and combined Office/Warehouse space. There are units available in four buildings with individual unit size between 800 and 1200 square feet and adjoining units which can be combined for up to a total of 3600 square feet. Flexible arrangements, convenient location and priced at approximately \$10/s.f. office and \$5/s.f. warehouse to accommodate tenants with almost any sized office or storage requirements.

Just off of Pepperell Parkway, between the Wal-Mart Supercenter and Advanced Auto Parts near the intersection of HWY 280 and Pepperell Parkway convenient to I-85/exit 58 (Tigertown.) This location is just blocks from East Alabama Medical Center and near the Village Mall/Medical Park areas of Auburn.



# 500 26th Street

Opelika, Alabama

## LEASING SUMMARY

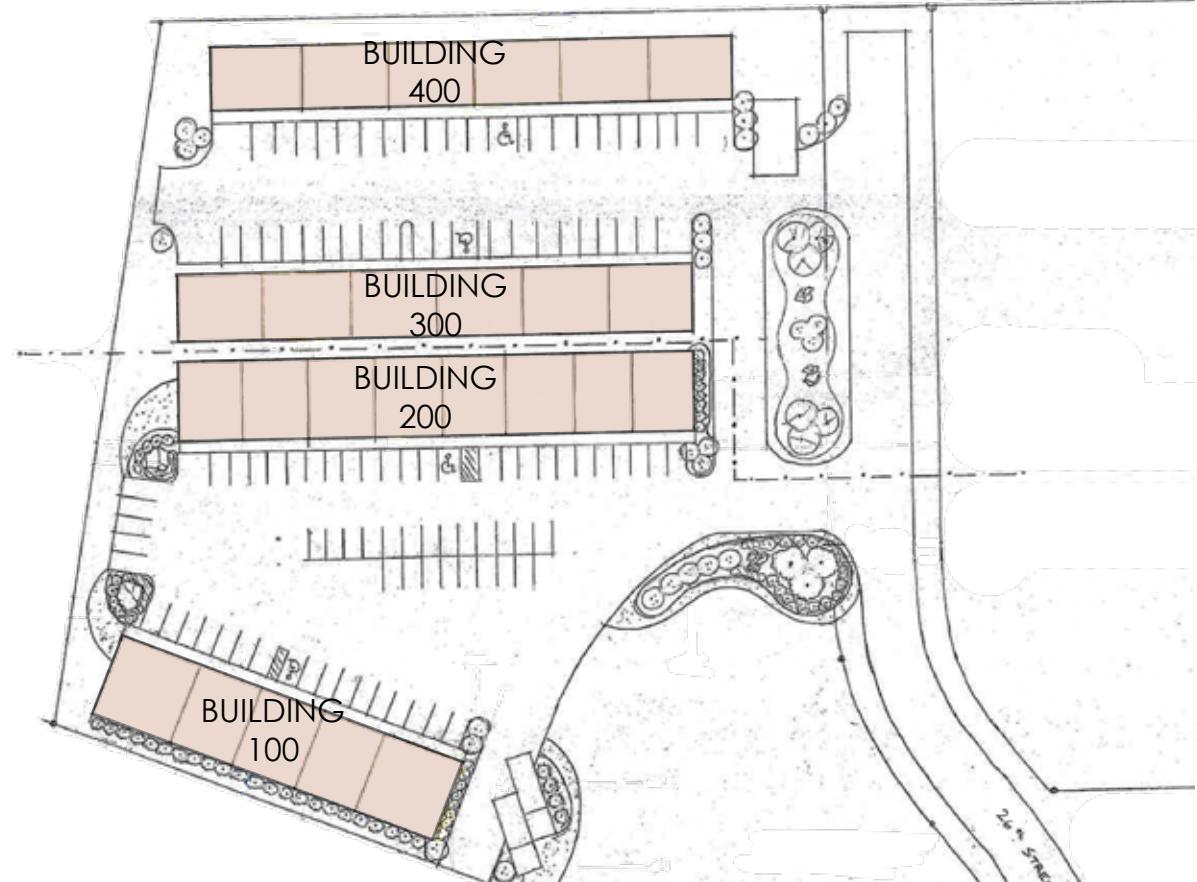
Address:	500 26th Street
Location:	Auburn, Alabama
Current Use:	Office/Warehouse
# Units:	25 numbered units
Zoning:	C3

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2022)	3,003	27,064	70,315
POPULATION (2027 Estimate)	3,229	28,871	75,142
AVERAGE HH INCOME	57,584	69,132	73,656
MEDIAN HOME VALUE	145,610	168,950	204,944
DAYTIME EMPLOYMENT	5,953	21,244	37,594

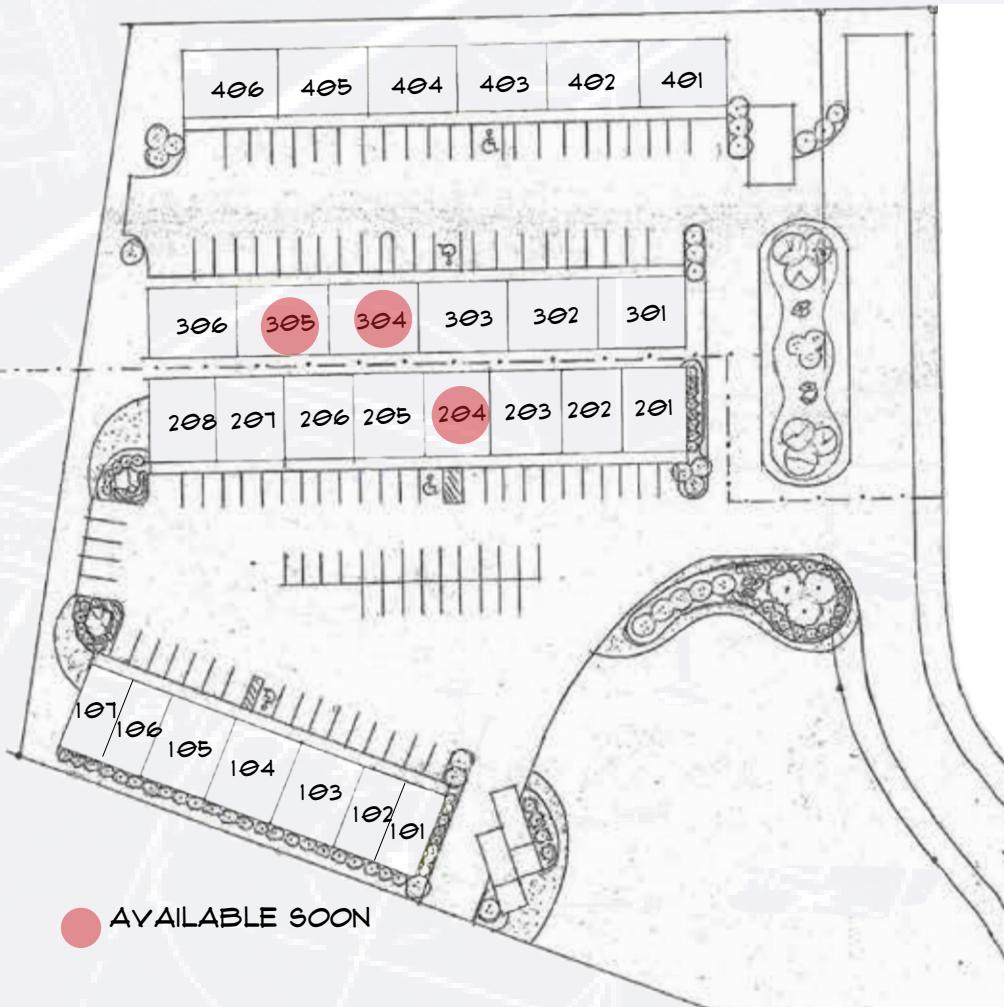
STRATEGICALLY LOCATED  
BETWEEN AUBURN & OPELIKA, 1/4  
MILE FROM HIGHWAY 280

*just off Pepperell Parkway in Opelika, Alabama*



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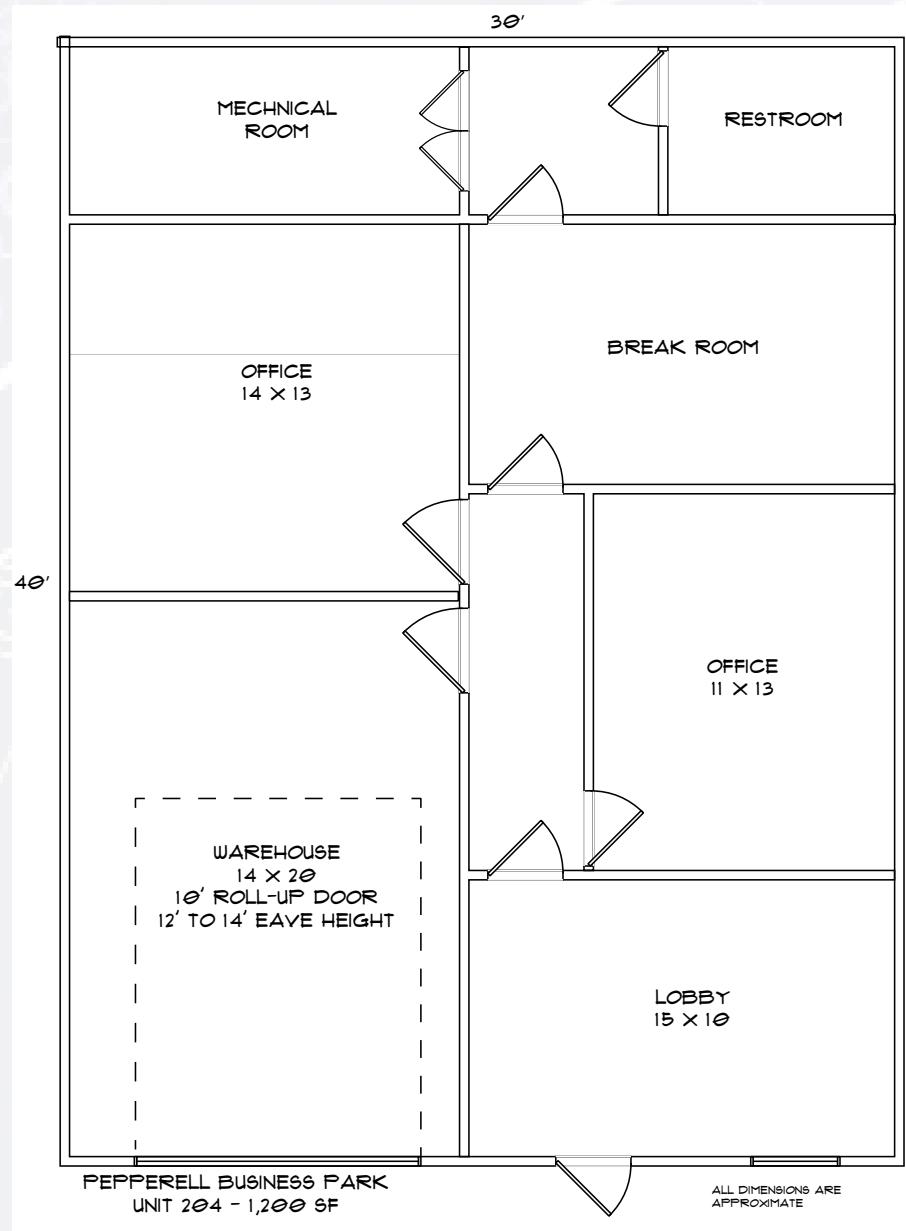


UNIT #	SIZE	PRICE	AVAILABILITY
204	1,200 SF	\$1,300	April 1, 2023
304/305	2,400 SF	\$1,950	NOW

PRICES ARE PER UNIT PER MONTH. NO ADDITIONAL CAM FEES ASSESSED.

# UNIT 204

500 26th Street  
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**UNIT 204** - One level, office space with 1,200 SF. The space measures 30' x 40'. This unit has offices, reception, bathroom and open office space.

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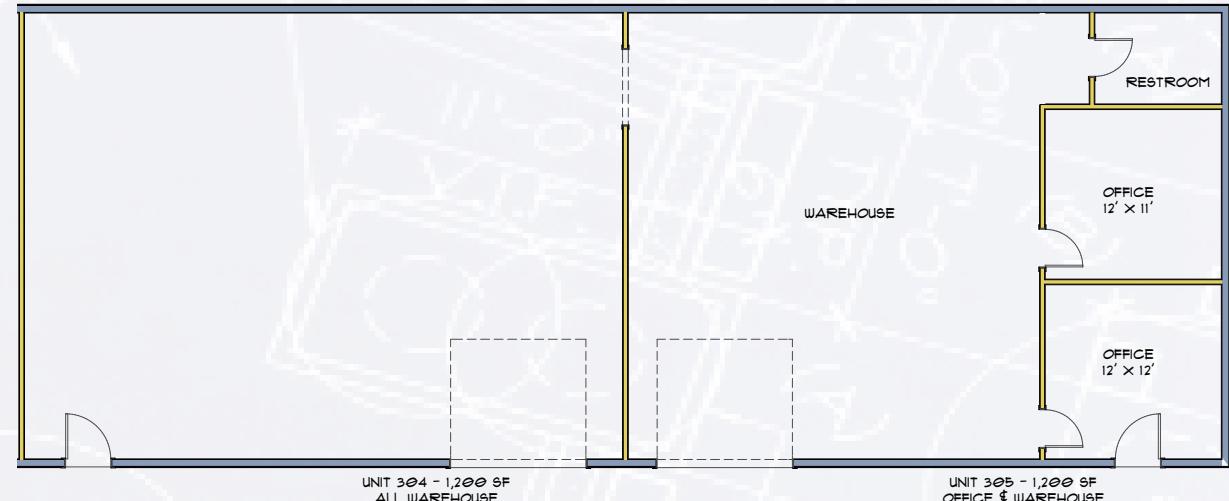
Just off of Pepperell Parkway, between the Wal-Mart Supercenter and Advanced Auto Parts near the intersection of HWY 280 and Pepperell Parkway convenient to I-85/exit 58 (Tigertown.) This location is just blocks from East Alabama Medical Center and near the Village Mall/Medical Park areas of Auburn.



<b>Space Available:</b>	<b>1,200 SF</b>
<b>Rental Rate:</b>	<b>\$1,300/mo</b>
Space Type:	Office
Lease Type:	Modified Net
Date Available:	April 1, 2023
Lease Term:	36 months

# UNIT 304/305

500 26th Street  
Opelika, Alabama



**UNIT 304/305** - One level, multi-tenant office/warehouse building. Units 304/305 will not be divided. This unit has two offices and bathroom totaling about 850 SF; the remainder of the space is warehouse, totaling about 1,550 SF. Unit 305 is heated and cooled.

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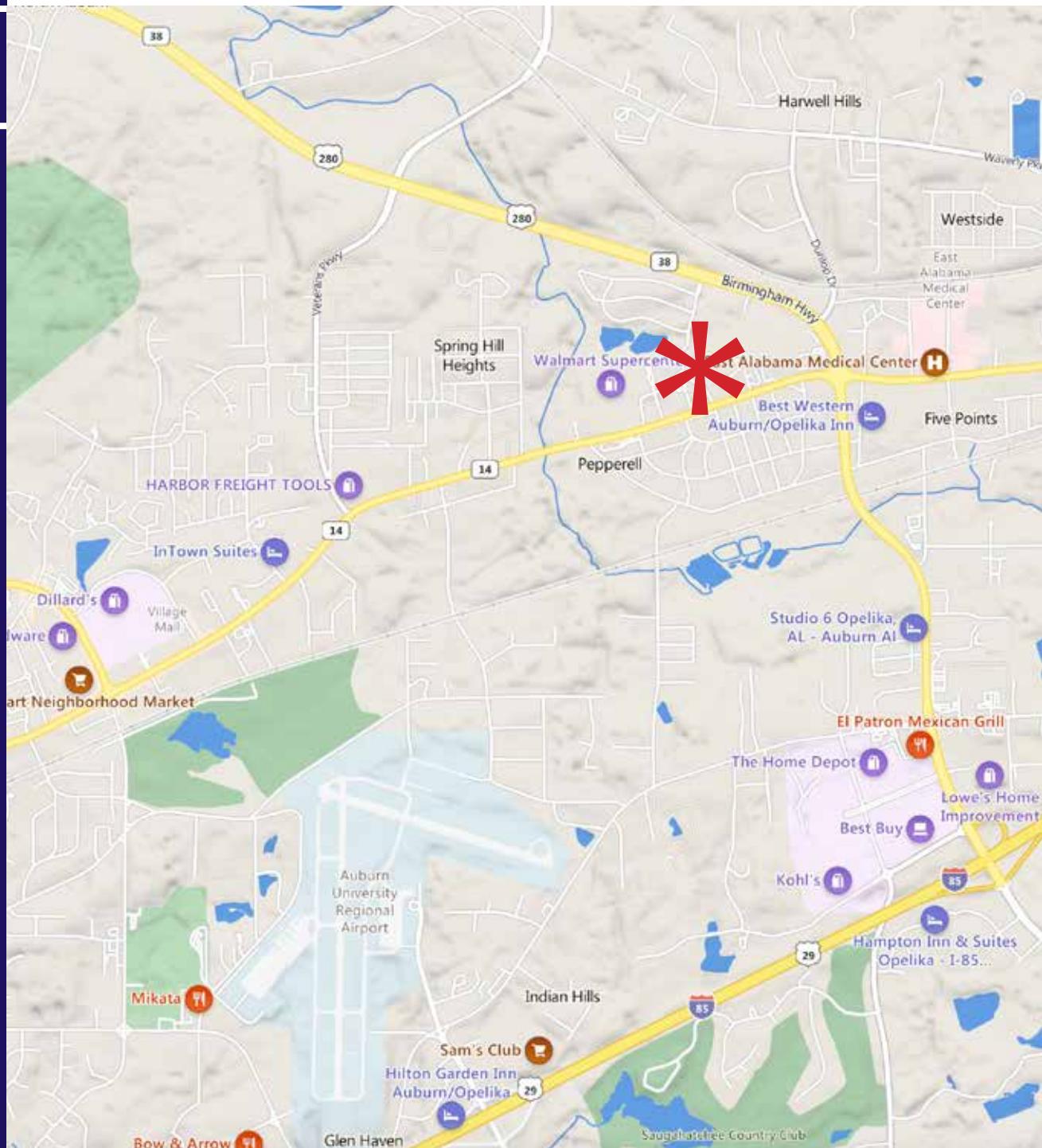
<b>Space Available:</b>	<b>2,400 SF</b>
<b>Rental Rate:</b>	<b>\$1,950/mo</b>
Space Type:	Office/Warehouse
Lease Type:	Modified Net
Date Available:	January 2023
Lease Term:	36 months

# 500 26th Street

Opelika, Alabama

For more information:

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334.703.7169



# Confidentiality Agreement

The following will serve to confirm the understanding and agreement concerning certain material, data and information, either the digital or printed document (collectively the "Offering Statement"), which BHHS Commercial Real Estate (the "Broker") will make available to you. Owner is prepared to furnish you with the Offering Statement, only on the condition that you treat such Offering Statement confidentially.

The Offering Statement furnished to you will be used by you solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction and not as a broker or agent for any other person. By acknowledgment of your receipt of this Confidentiality Agreement, you agree that the Offering Statement is confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Statement or its contents to any other person, firm or entity without prior written authorization of the Owner, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited. The Offering Statement shall remain the property of Owner. This confidential Offering Statement does not purport to be all inclusive or to contain all the information which a prospective lender may desire. Neither Owner nor Broker, nor any of its officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this digital or printed Offering Statement or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

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