

720 W SOUTH BLVD

MONTGOMERY, AL 36105

Executive Summary



OFFERING SUMMARY

Warehouse SF: ± 38,000 SF

Shed SF: ± 16,800 SF

Warehouse Lease Rate: \$4.25 SF/yr (NNN)

Shed Lease Rate: \$1.80 SF/yr (NNN)

Building Size: Building 1: ± 20,000 SF
Building 2: ± 18,000 SF
Shed 1: ± 8,400 SF
Shed 2: ± 8,400 SF

Lot Size: ± 19.74 Acres

Zoning: B-2

PROPERTY HIGHLIGHTS

- Located on ± 19.74 AC
- Rail Spur located on property
- Building 1- ± 20,000 SF, 5 Roll Up Doors, Ceiling Heights of 20'-27'
- Building 2- ± 18,000 SF, 1 Roll Up Door, Ceiling Heights of 20'-27'
- Electrical Capacity- 3-Phase, 200 AMP Max Rating
- 2 Sheds for Lumber & Storage (± 8,400 SF ea.)
- Located on W South Blvd with ALDOT Traffic Counts of ± 33,490 AADT
- Less than one mile from I-65 (Exit 168)
- ± 5.5 miles to Glovis Alabama
- ± 6.2 miles to Hyundai Motor Manufacturing



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MOORE COMPANY REALTY

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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
720 W South Blvd	Available	38,000 SF	NNN	\$4.25 SF/yr	Warehouses
720 W South Blvd	Available	16,800 SF	NNN	\$1.80 SF/yr	Shed Space

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Additional Photos



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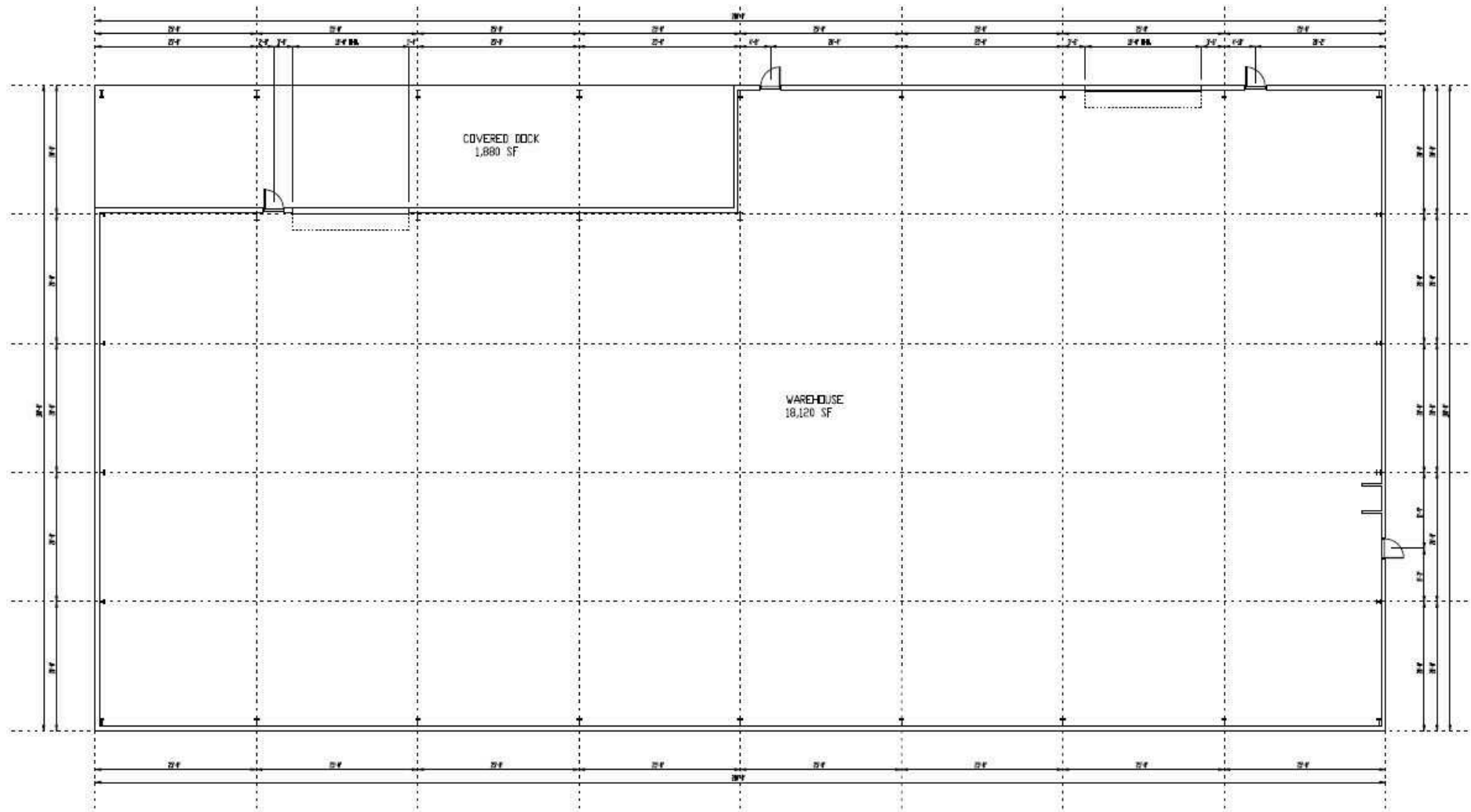
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Existing Floor Plan

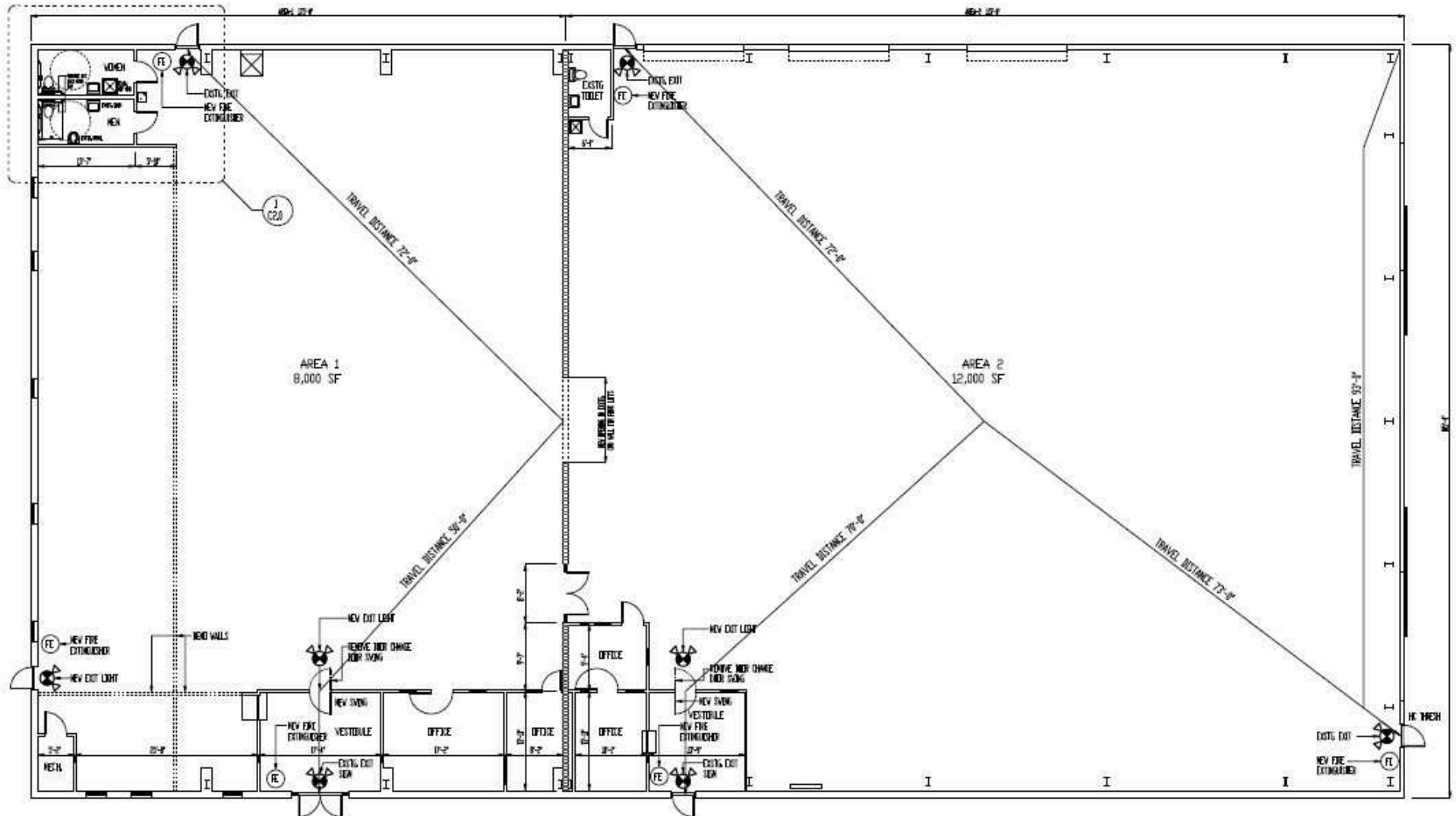


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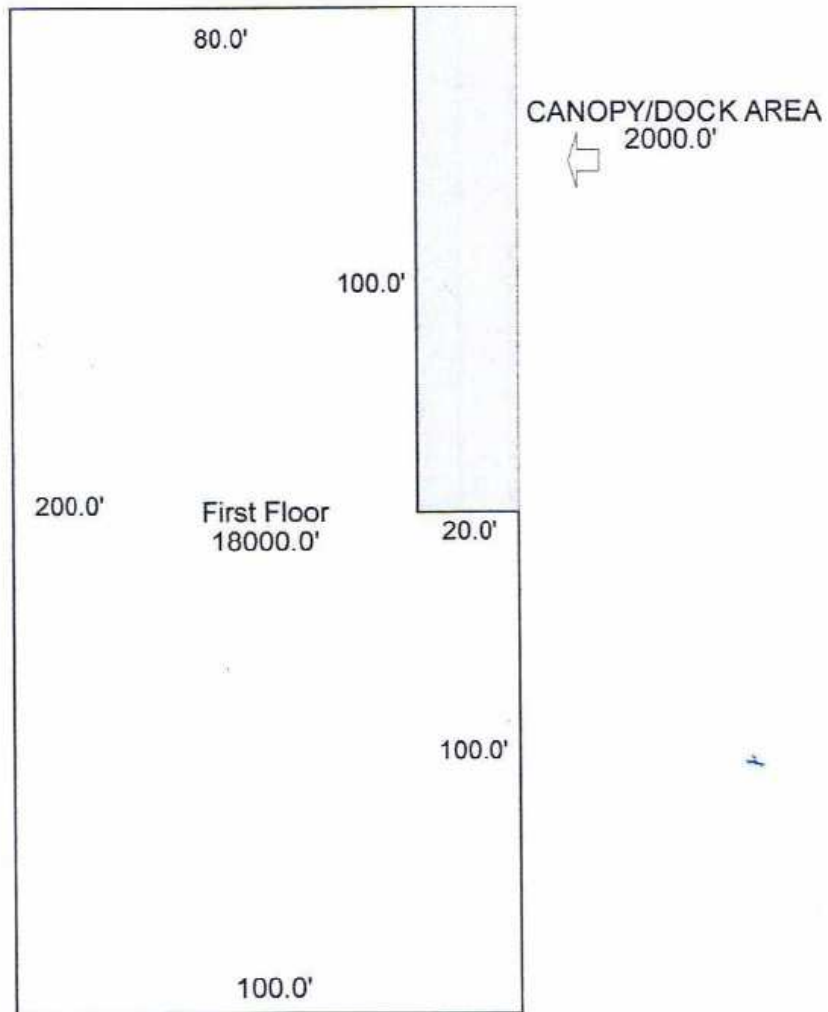
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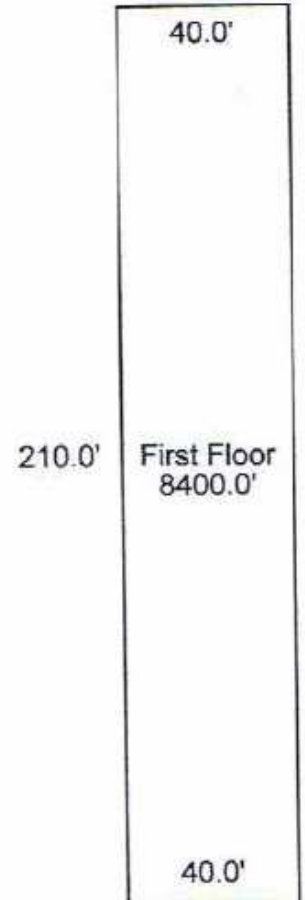
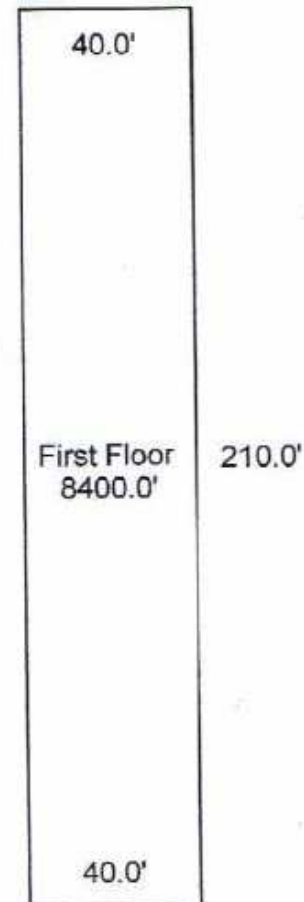




BUILDING SKETCH 2



SHED SKETCH



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Retail Map



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