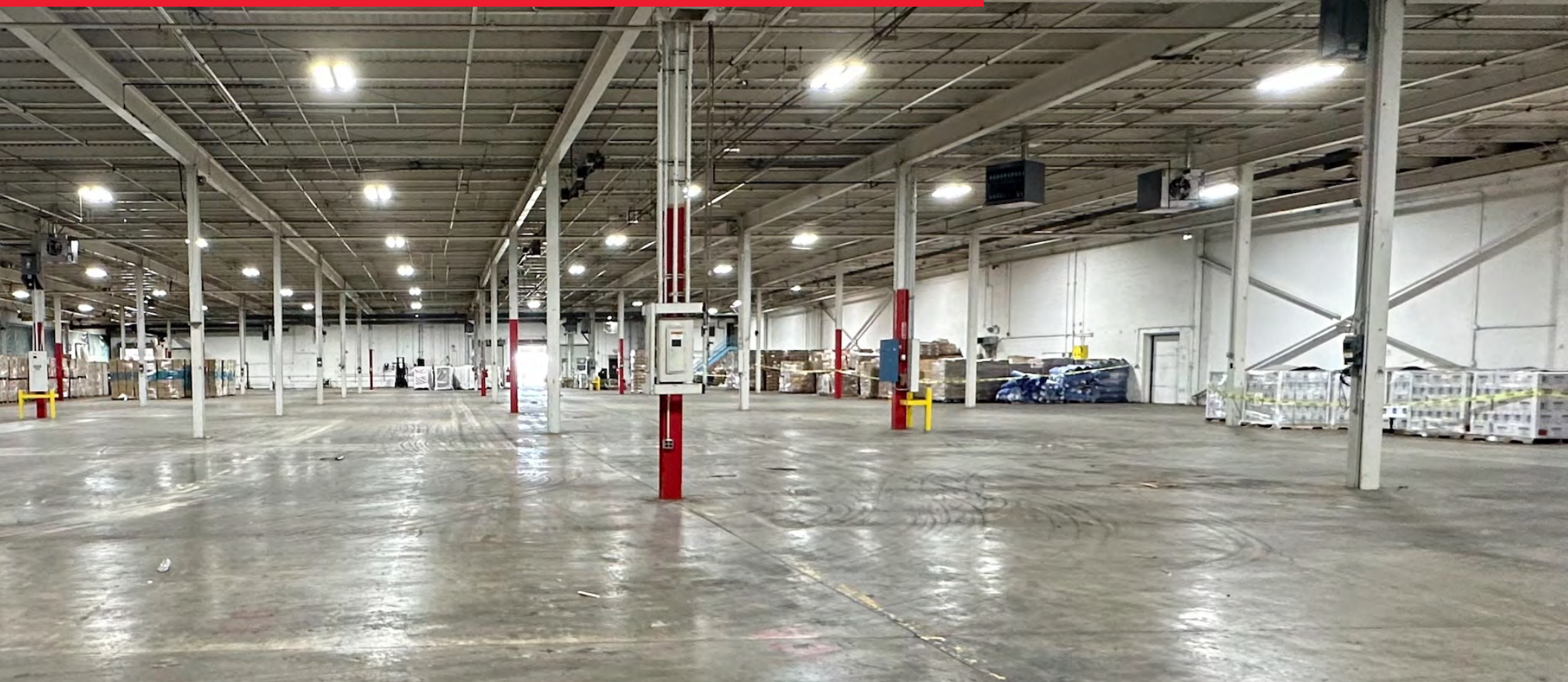


INDUSTRIAL PROPERTY FOR LEASE

2740 GUNTER PARK DRIVE WEST

Montgomery, AL 36109



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

ARONOV

Property Information



PROPERTY DESCRIPTION

Aronov is pleased to offer the opportunity to lease 123,402 square feet (expandable by 200,143 square feet to 323,545 total square feet) of prime, partially conditioned industrial space in one of the city's most convenient locations. The Gunter Park facility offers ample on-site truck storage and yard space via access controlled gate.



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2740 GUNTER PARK DRIVE WEST

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Property Highlights



Partially Air Conditioned



20' Ceiling Height



Dock High Doors (6) 9x12 (1) 12x12



Drive-In Doors (2) 9x12 (2) 12x12 (1) 16x14



3 Phase Electric, 277/480 Volts, 3,000 Amps



Covered loading dock



Sprinkled



Offices, Conference Rooms,
Breakroom, Storage



Excellent Access to N East Blvd/
I-85 and I-65



Professionally Managed by
Aronov Realty Management, Inc



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2740 GUNTER PARK DRIVE WEST

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Project Summary

Address: 2740 Gunter Park Drive West
Montgomery, AL 36109

Lease Rate: Call Agent for Pricing

Lease Type: NNN

Available Space: 113,473 SF

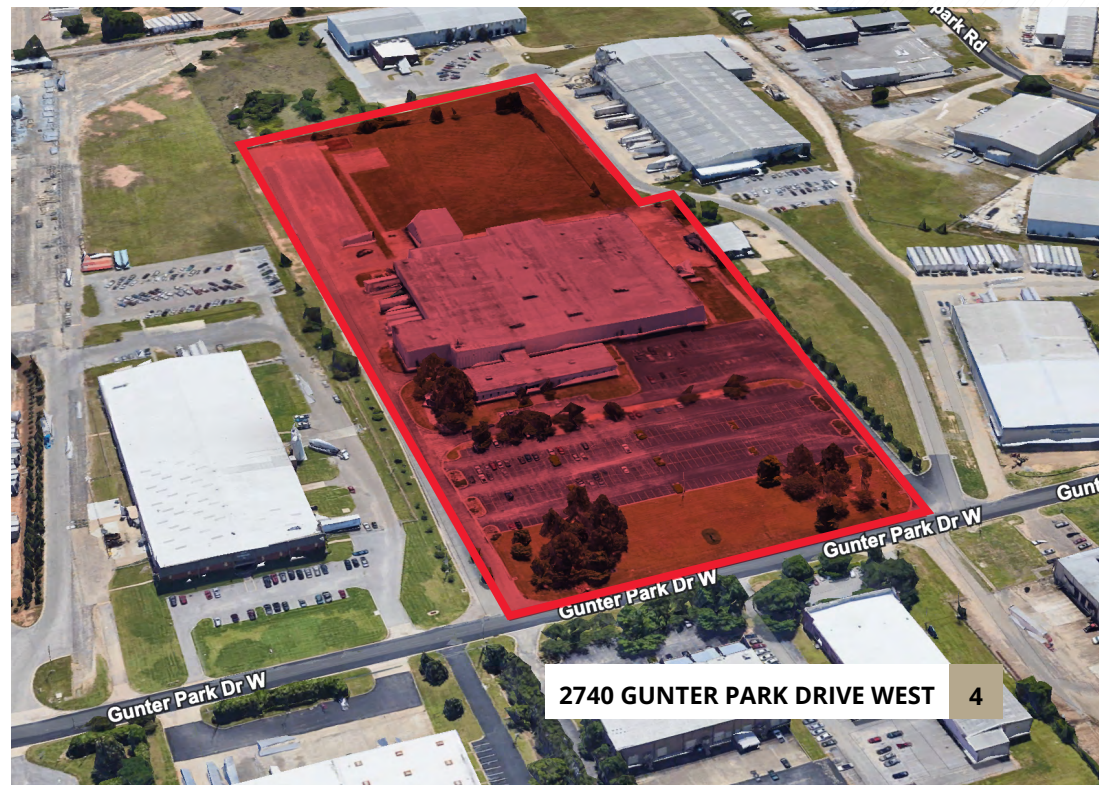
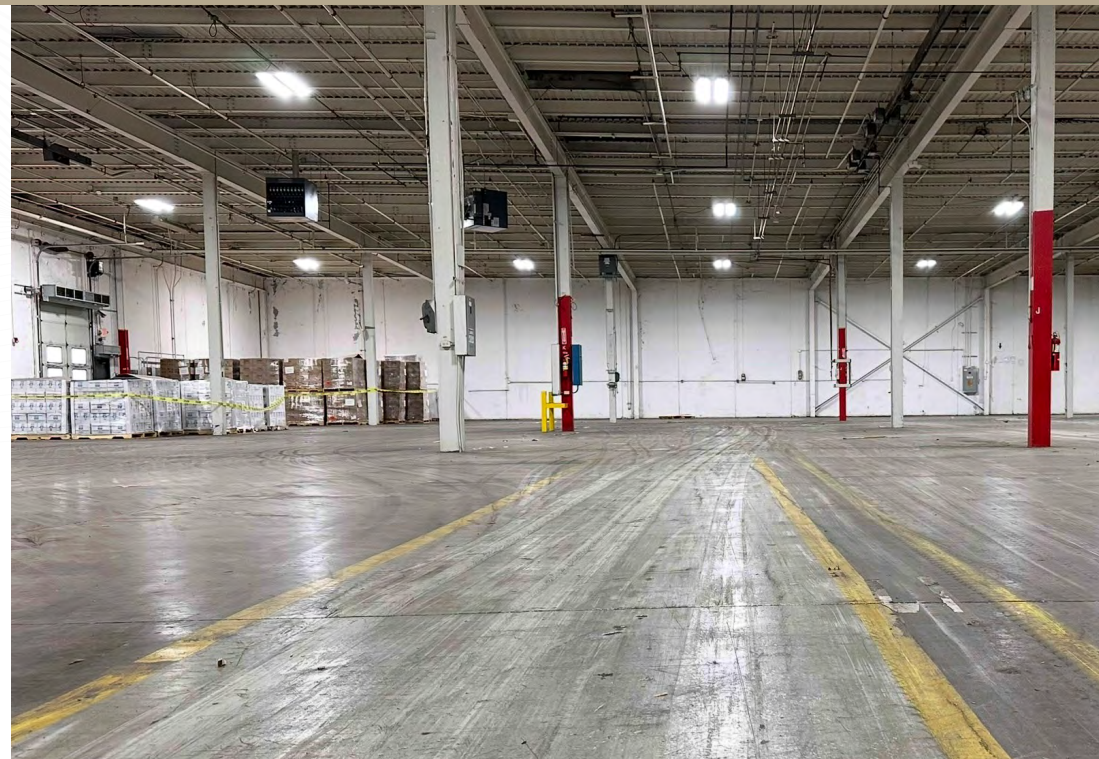
Building Size: 123,402 SF
Expansion to: (Total of 323,545 SF)

Availability: Immediate - 113,473 SF
Expansion: TBD

Zoning: M-1

Parking: 200+ Spaces

Lot Size: 18.5 Acres



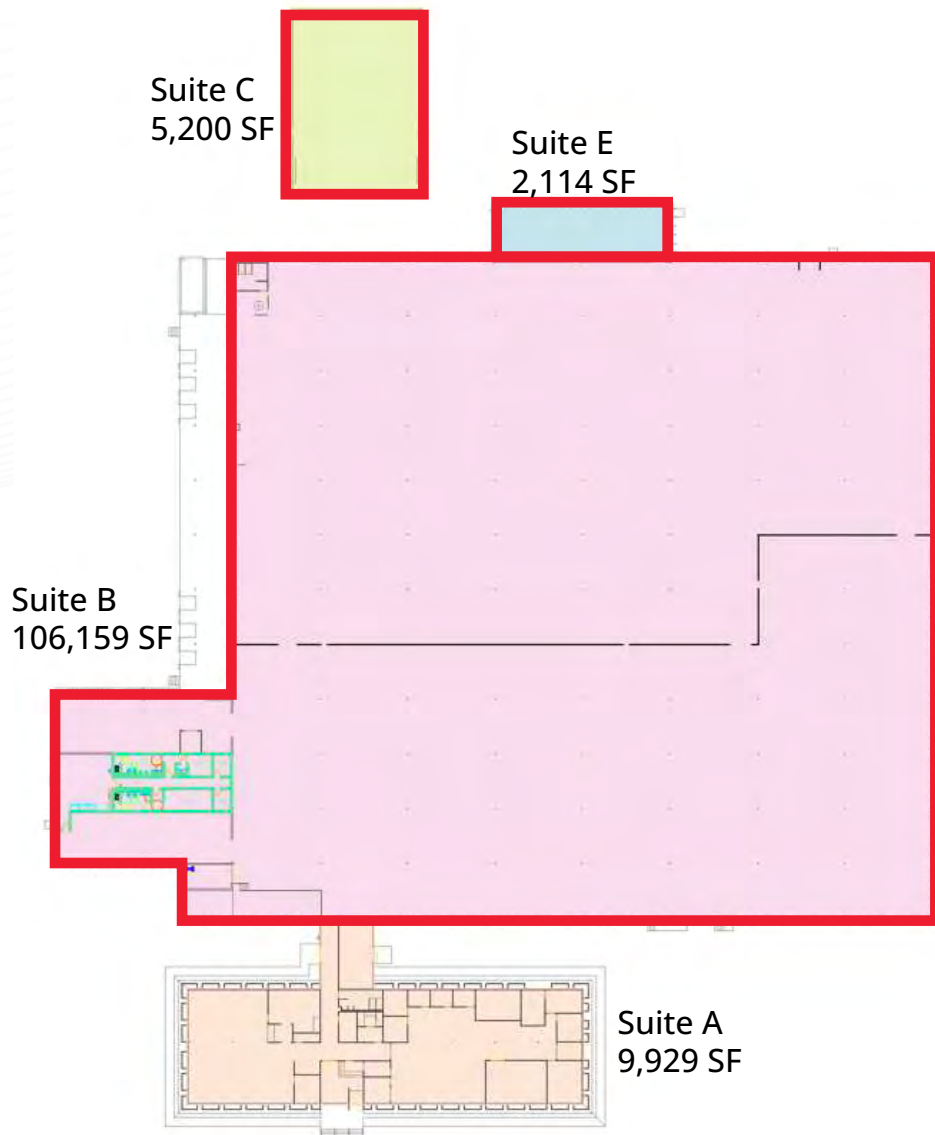
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Available Spaces



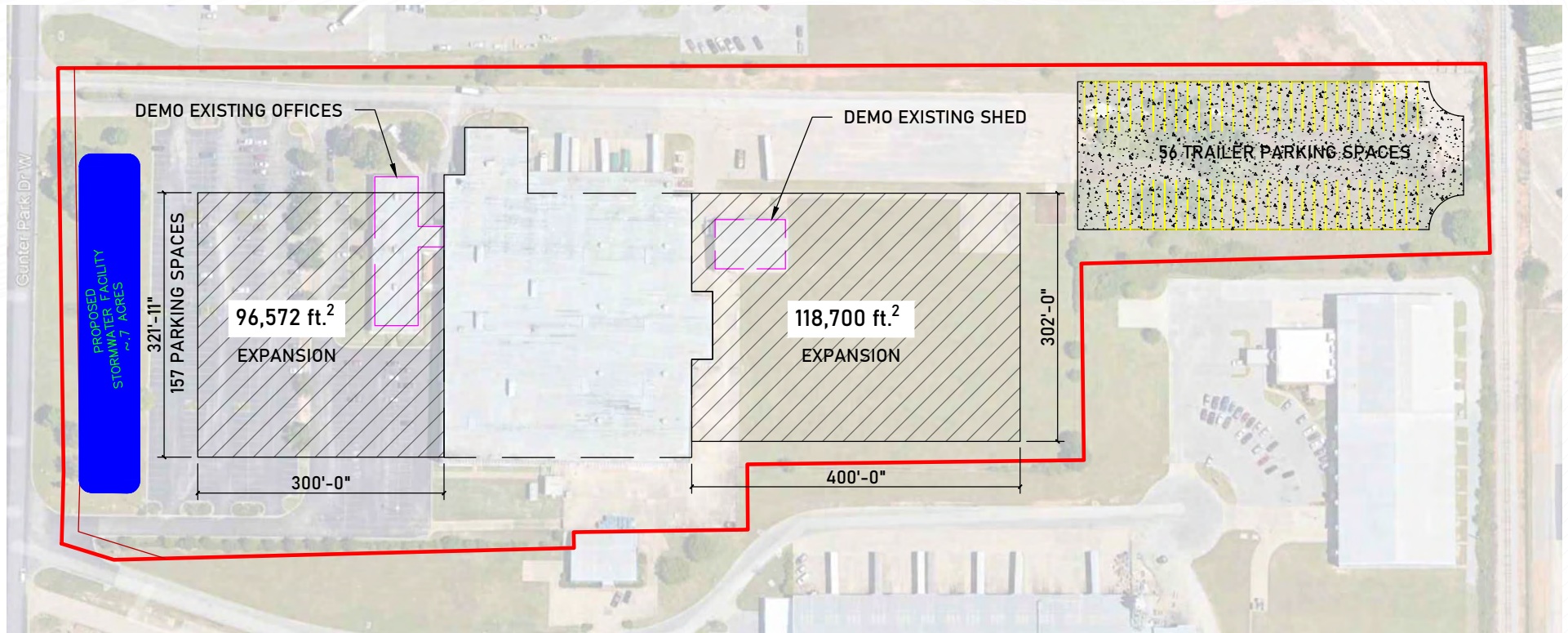
Suite	Size (SF)	Description
Suite A	9,929 SF	<ul style="list-style-type: none"> Office Heated/Cooled
Suite B	106,159 SF	<ul style="list-style-type: none"> 43,670 Warehouse Heated/Cooled, 52,560 Warehouse Heated 11 Personnel Doors, Drive-In Doors (2) 12X9, Dock High Doors (6) 9X12 (1) 10X10
Suite C	5,200 SF	<ul style="list-style-type: none"> 1 Vent Fan, Drive-In Doors (2) 12X12
Suite E	2,114 SF	<ul style="list-style-type: none"> 1 Personnel Door, Drive-In Door (1) 15X18



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2740 GUNTER PARK DRIVE WEST **5**

Expansion Option: 118,700 SF



1 Site Plan
1.2 Scale: 1/128" = 1'-0"



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2740 GUNTER PARK DRIVE WEST

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Boundary Map



SUBJECT PROPERTY
2740 Gunter Park Dr W

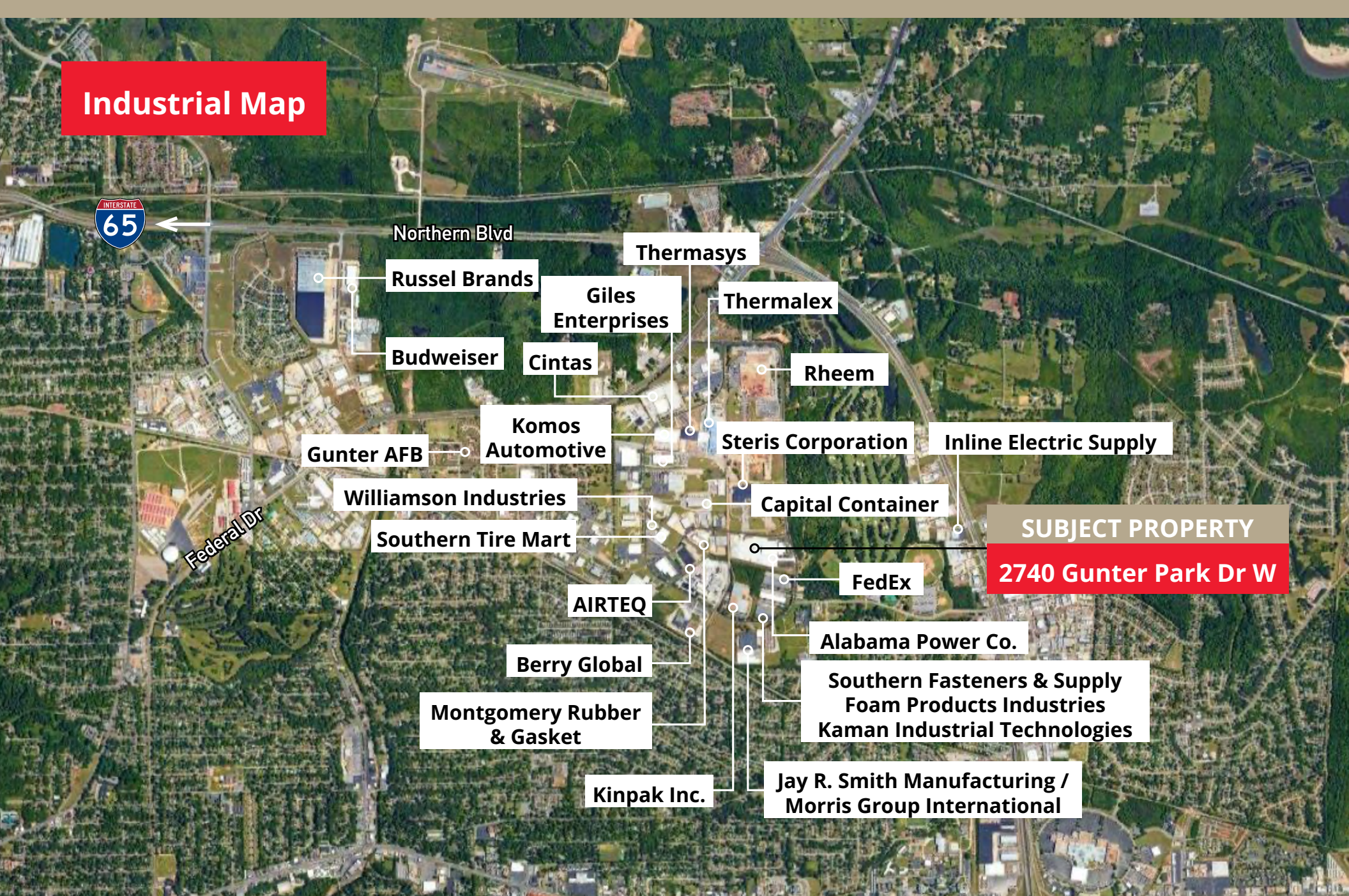
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2740 GUNTER PARK DRIVE WEST

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Industrial Map



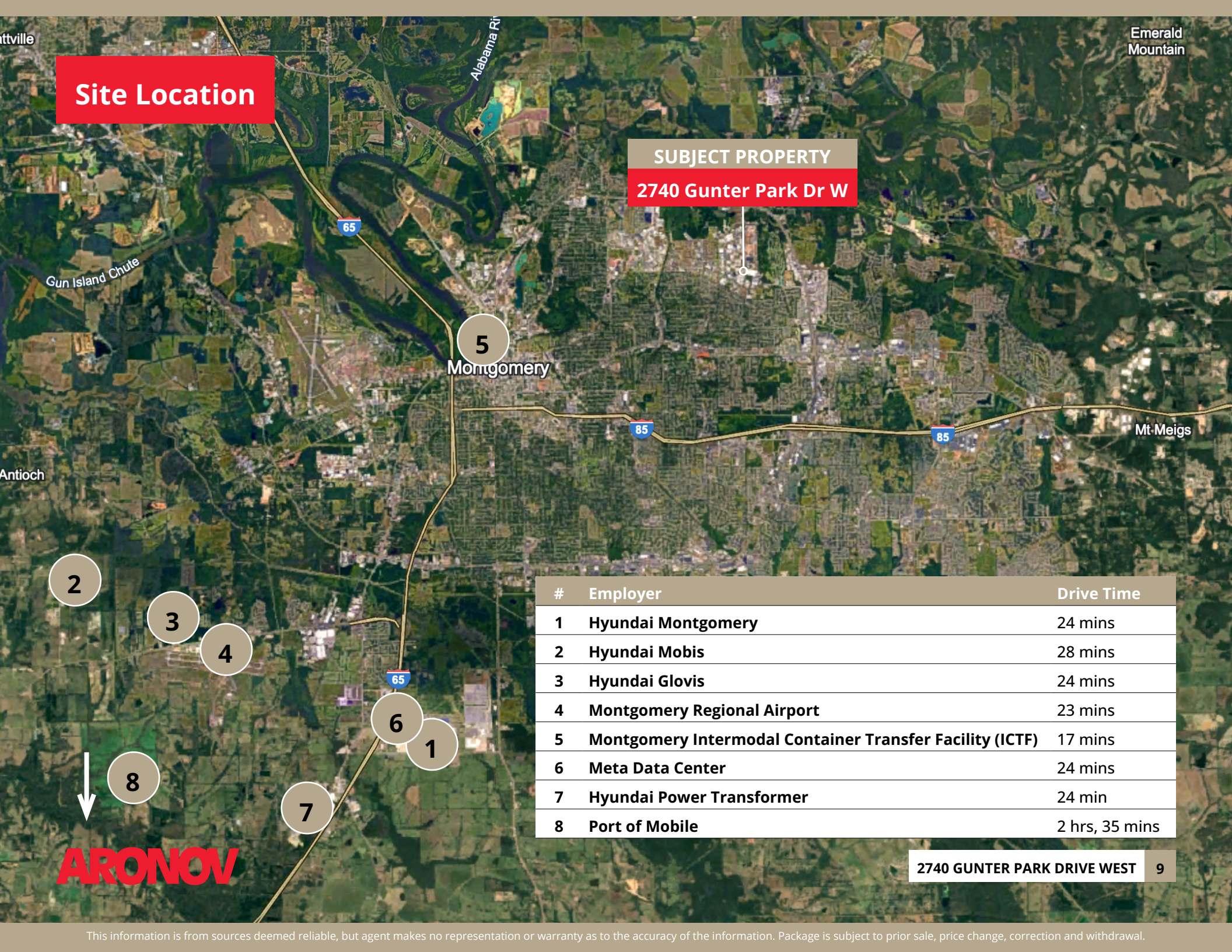
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2740 GUNTER PARK DRIVE WEST

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Site Location

SUBJECT PROPERTY

2740 Gunter Park Dr W

5

Montgomery

85

85

Mt. Meigs

2

3

4

6

1

8

7

ARONOV

#	Employer	Drive Time
1	Hyundai Montgomery	24 mins
2	Hyundai Mobis	28 mins
3	Hyundai Glovis	24 mins
4	Montgomery Regional Airport	23 mins
5	Montgomery Intermodal Container Transfer Facility (ICTF)	17 mins
6	Meta Data Center	24 mins
7	Hyundai Power Transformer	24 min
8	Port of Mobile	2 hrs, 35 mins

2740 GUNTER PARK DRIVE WEST

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Prime Access



Route	Drive Time
I-65	10 mins
US 231	2 mins
I-85	5 mins

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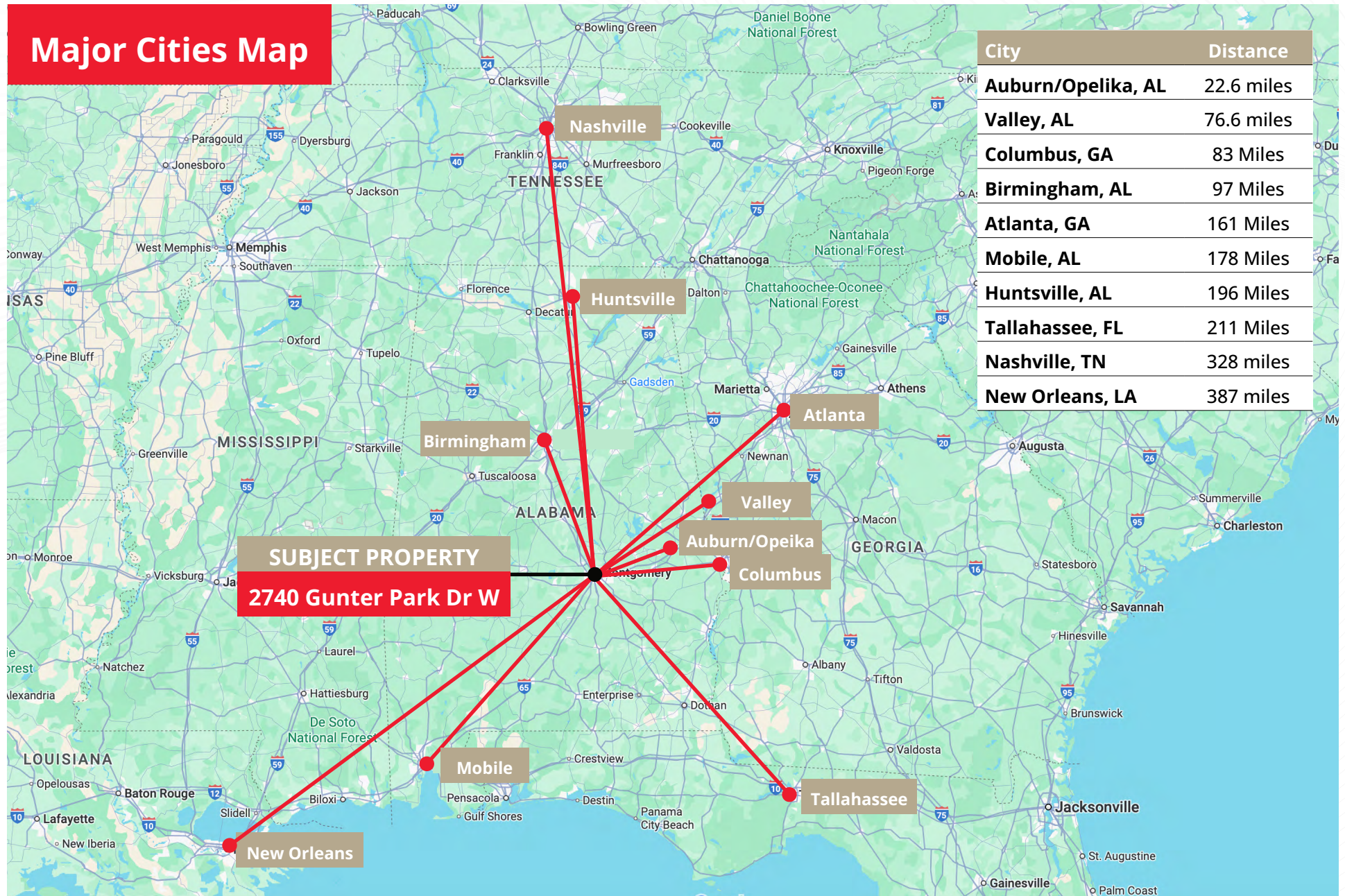
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2740 GUNTER PARK DRIVE WEST

10

Major Cities Map



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2740 GUNTER PARK DRIVE WEST

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3500 Eastern Boulevard

Montgomery, AL 36116



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Package is subject to prior sale, price change, correction and withdrawal.