

INDUSTRIAL SPACE - OVER 40,000 SF

1100 CHANDLER ST, MONTGOMERY, AL 36104

FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$2,850,000
Lease Rate:	Contact Agent
Lot Size:	± 2 Acres
Zoning:	M-3
Total Size:	± 40,152 SF
Building 1:	± 22,452 SF
Building 2:	± 17,280 SF

PROPERTY HIGHLIGHTS

- Prime Industrial Location Near Downtown Montgomery – Positioned in one of Montgomery’s established industrial hubs with quick access to the CBD, Riverfront, and major logistics corridors.
- ± 2 miles to I-65 access ramp
- Equipped with three dock high loading areas plus one roll up door (with the option to add an additional drive-in for increased throughput).
- Power - 3-Phase 100 AMP/240V
- 2 separate buildings, Owner will consider subdividing

WATKINS JOHNSTON IV

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ERIC HIGGINS, CCIM

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MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Building 1

BUILDING 1

- ± 22,452 SF
- ± 3,408 SF of Office Space
- Mezzanine loading area with two 12'X 14' drive in doors
- Seperate side loading area with one 12'X14' drive in door
- Ceiling Heights 24' - 26' Clear
- New roof installed ± 5 years ago
- Power - 3-Phase 100 AMP/240V



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Building 1



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Building 2

BUILDING 2

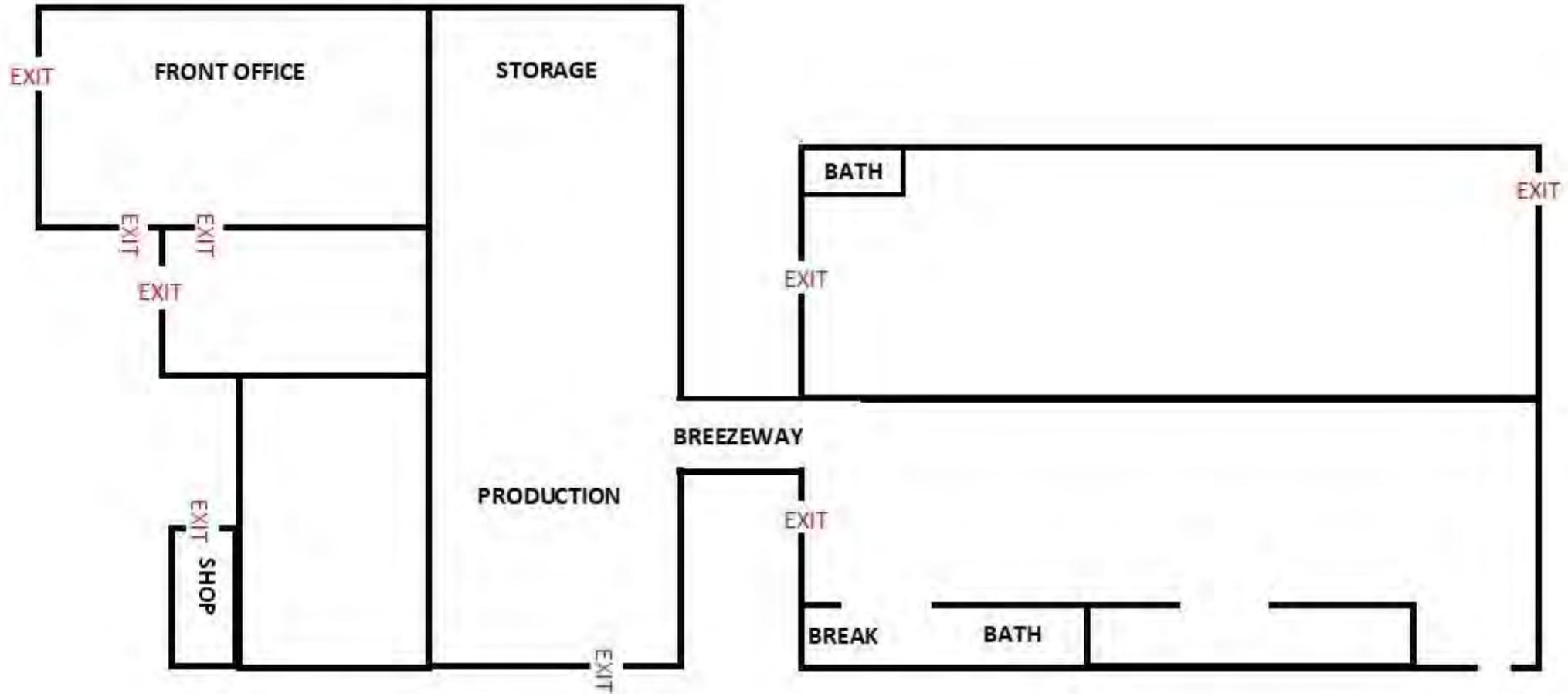
- ± 17,280 SF
- 100% Heated & Cooled
- Separate Office & Restroom Space (±2,460 SF of Office Space)
- 1 Roll up door 12'X12'
- Ceiling height 16' -18' clear
- Fenced in Lay Down Yard (± 0.13 Acres)
- Power - 3-Phase 100 AMP/240V



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Floor Plan



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Area Map



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