

3000 WYNDHAM INDUSTRIAL DRIVE – OPELIKA, AL



FOR LEASE \$9.85 SQFT NNN

ACRES:
.57 (shared ingress/egress
with neighboring lot)

ADDRESS: 3000 Wyndham Industrial Dr. Opelika, AL 36804

SQUARE FEET:
+/- 14,000 of 18K sqft available to
Lease or Occupy

Location:
Just off I-85 at exit 58. Located off Gateway Drive once you pass through the traffic circle located at the intersection of Gateway Dr. and Society Hill Rd. Conveniently Close to Tiger Town at Exit 58. You can also access exit 60 easily by going south on Gateway Dr. to Marvyn Pkwy.

ZONING:
PUD Zoning – With underlying
Industrial

Summary:
Constructed in 2024 and opened in early 2025. The facility is 18,076 sqft.. +/- 14,000 sqft is available for lease.

TRAFFIC COUNTS:
10,000 - Cars daily at intersection



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton
Broker
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comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to lease or buy the real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new flex warehouse building located in busy area of Lee County. Quality 2024 construction with potential to customize your buildout.

PROPERTY HIGHLIGHTS

Grandfathered Light Industrial Zoning
All the development hassle handled
Easy ingress and egress

PROPERTY SUMMARY

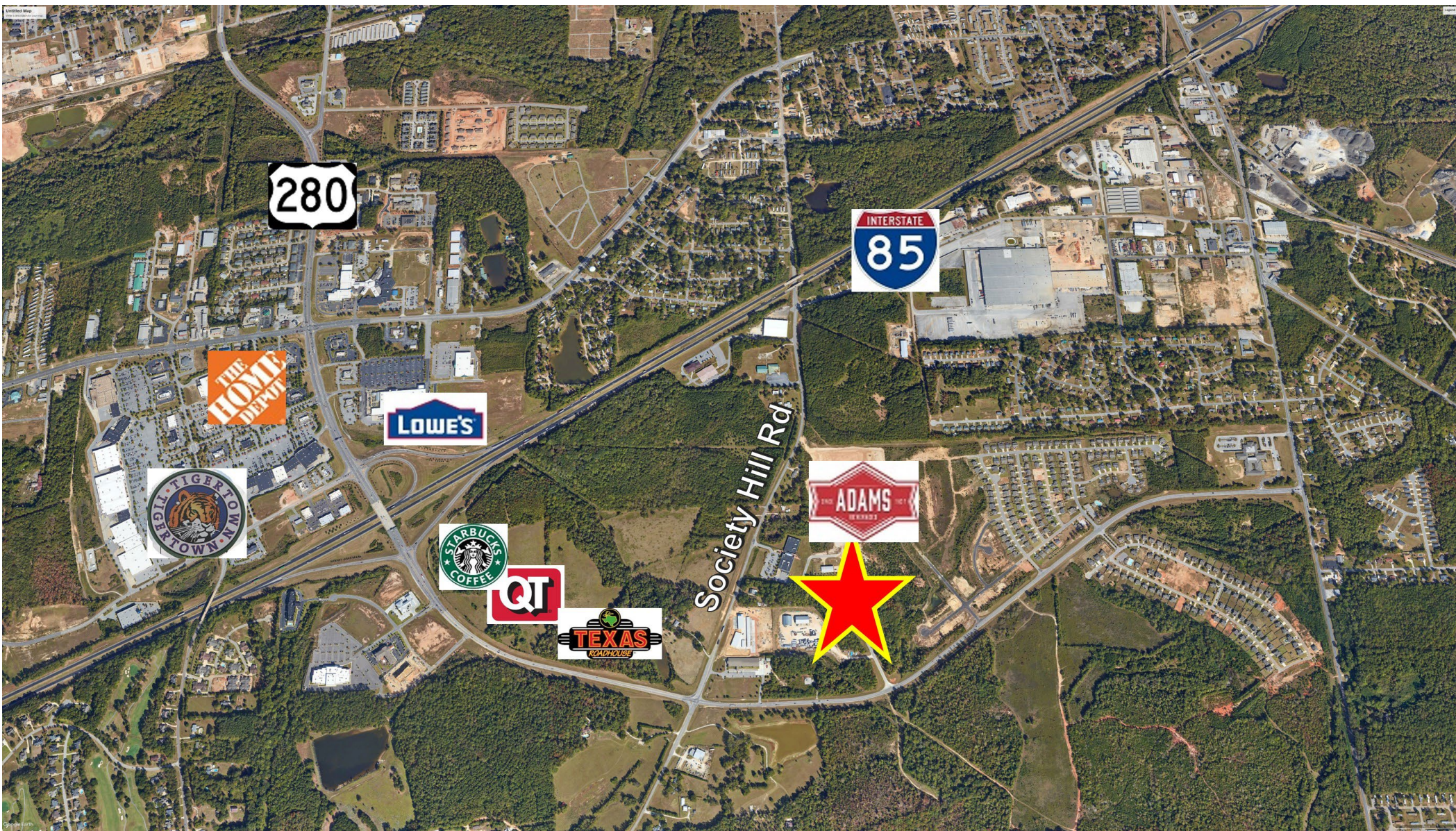
Asking Rent: \$10.50 NNN
Year Built: 2024
Lot Size: .057
Total SF: 14,046 SF for Lease

LOCATION HIGHLIGHTS

Multiple ways to access I-85
Convenient to all of Lee County
Close to Opelika Industrial Parks
Close proximity to a lot of the residential growth



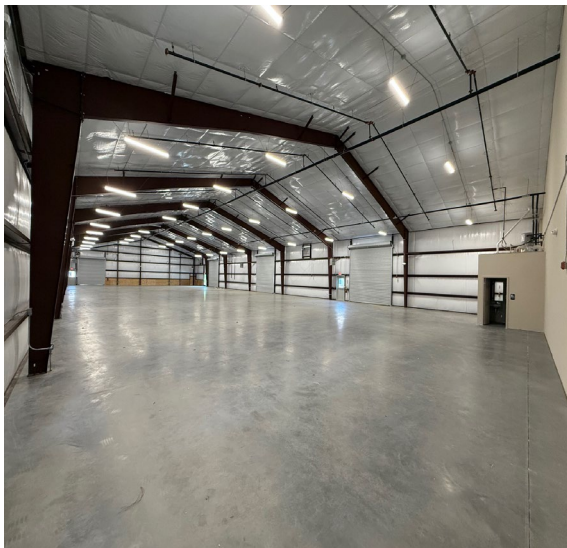
AERIAL MAP



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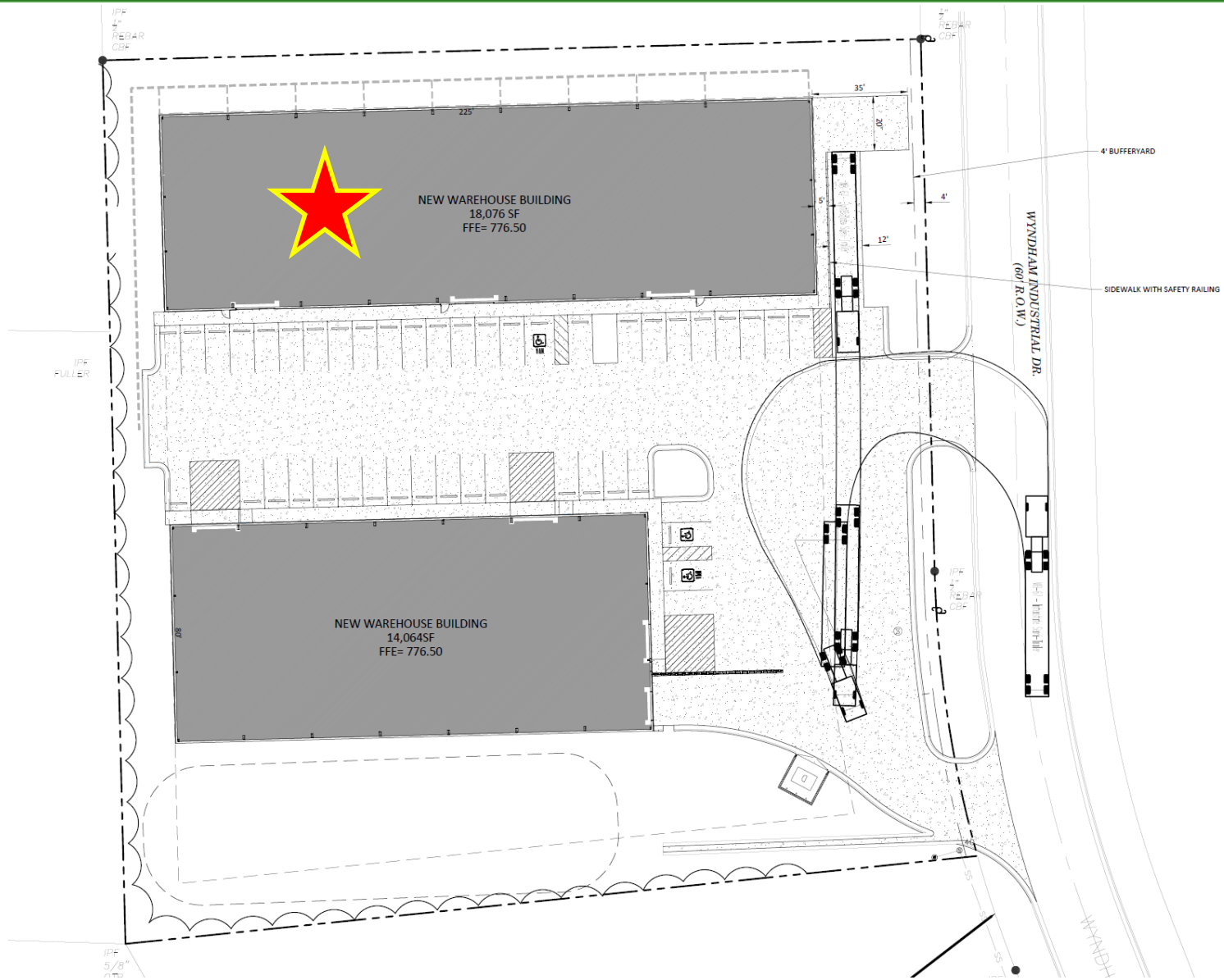
PHOTOS



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SITE PLAN



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FLOOR PLAN

