

# DISTRIBUTION WAREHOUSE

2415 US Highway 78 East Moody, AL 35004

DISTRIBUTION WAREHOUSE FOR SUBLEASE



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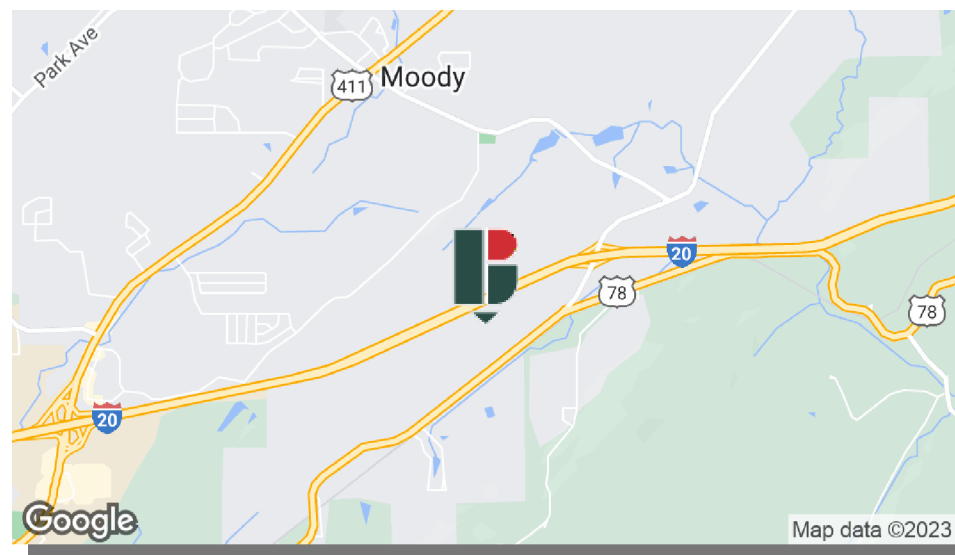


## 2415 US HIGHWAY 78 EAST

MOODY, AL 35004

### PROPERTY FEATURES

- Building Size: +/- 595,346 SF
- Available Space: +/- 283,540 SF
- Space 1: +/- 141,514 SF
- Space 2: +/- 142,026 SF
- Immediate access to I-20



LEASE RATE: \$4.85 SF/YR, NNN

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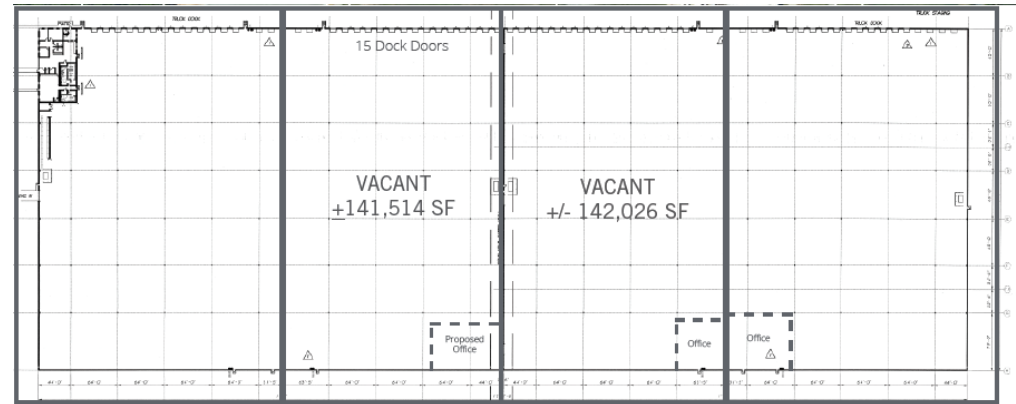


## PROPERTY DESCRIPTION

This property is a single-story bulk distribution warehouse located in Moody, Alabama. Constructed in 2004, the facility offers +/- 283,540 SF of available space. Structural specs include concrete tilt-wall construction, ESPR sprinkler system, and new 60-mil Carlisle TPO roof installed in 2019.

This property resides on 42.87 acres of land and is located on Highway 78 East in Moody with immediate access to I-20 at Exit 147, Kelly Creek Road.

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
Space #1	\$4.85 SF/yr, NNN	141,514 SF
Space #2	\$4.85 SF/yr, NNN	142,026 SF



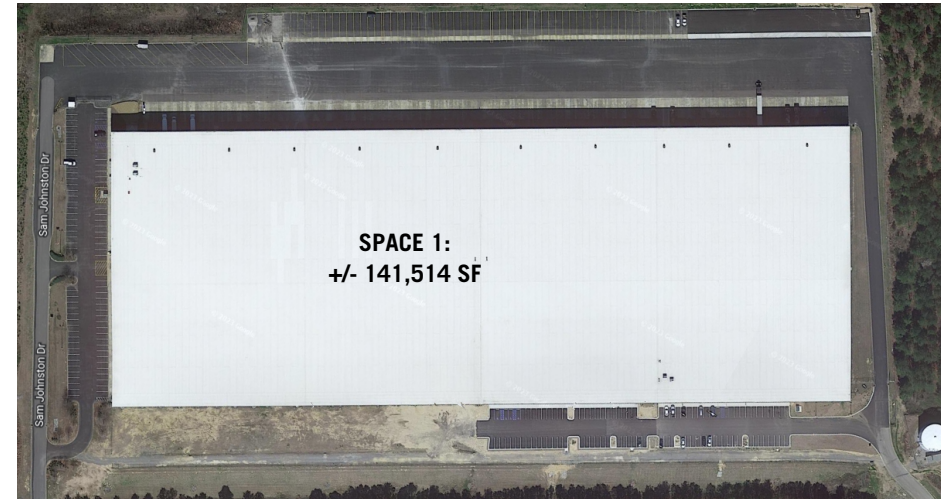
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## PROPERTY FEATURES: SPACE 1

Building Square Footage	+/-595,346 SF
Available Space:	+/- 141,514 SF
Total Site Area	42.87 Acres
Clear Height	28'- 31' clear
Column Spacing	64'-0" x 65'-0"
Truck Court Depth	200' Deep Truck Court
Exterior Walls	Concrete Tilt-up Construction
Slab Construction	Deck 7" Unreinforced I 4,000 PSI
Dock Doors (9'x10')	15 Total I Pit Levelers and Bumpers
Roofing	New Carlisle White TPO with 20-year warranty (2019)
Fire Protection	ESFR Sprinkler System
Electrical Service	480/277V, 4000 AMP, 3 Phase Power



LEASE RATE: \$4.85 SF/YR, NNN

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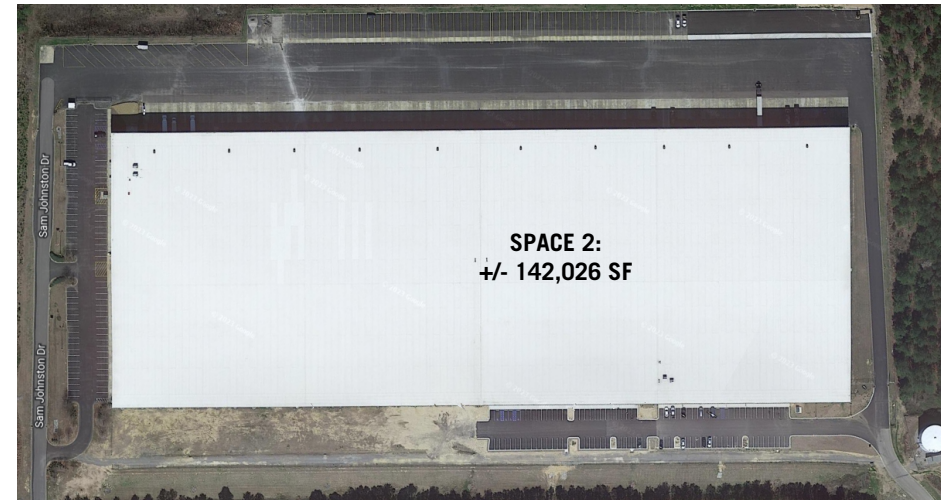
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## PROPERTY FEATURES: SPACE 2

Building Square Footage	+/-595,346 SF
Available Space:	+/- 142,026 SF
Total Site Area	42.87 Acres
Clear Height	28'- 31' clear
Column Spacing	64'-0" x 65'-0"
Truck Court Depth	200' Deep Truck Court
Exterior Walls	Concrete Tilt-up Construction
Slab Construction	Deck 7" Unreinforced I 4,000 PSI
Dock Doors (9'x10')	15 Total I Pit Levelers and Bumpers
Roofing	New Carlisle White TPO with 20-year warranty (2019)
Fire Protection	ESFR Sprinkler System
Electrical Service	480/277V, 4000 AMP, 3 Phase Power
Office	+/- 2,400 SF



LEASE RATE: \$4.85 SF/YR, NNN

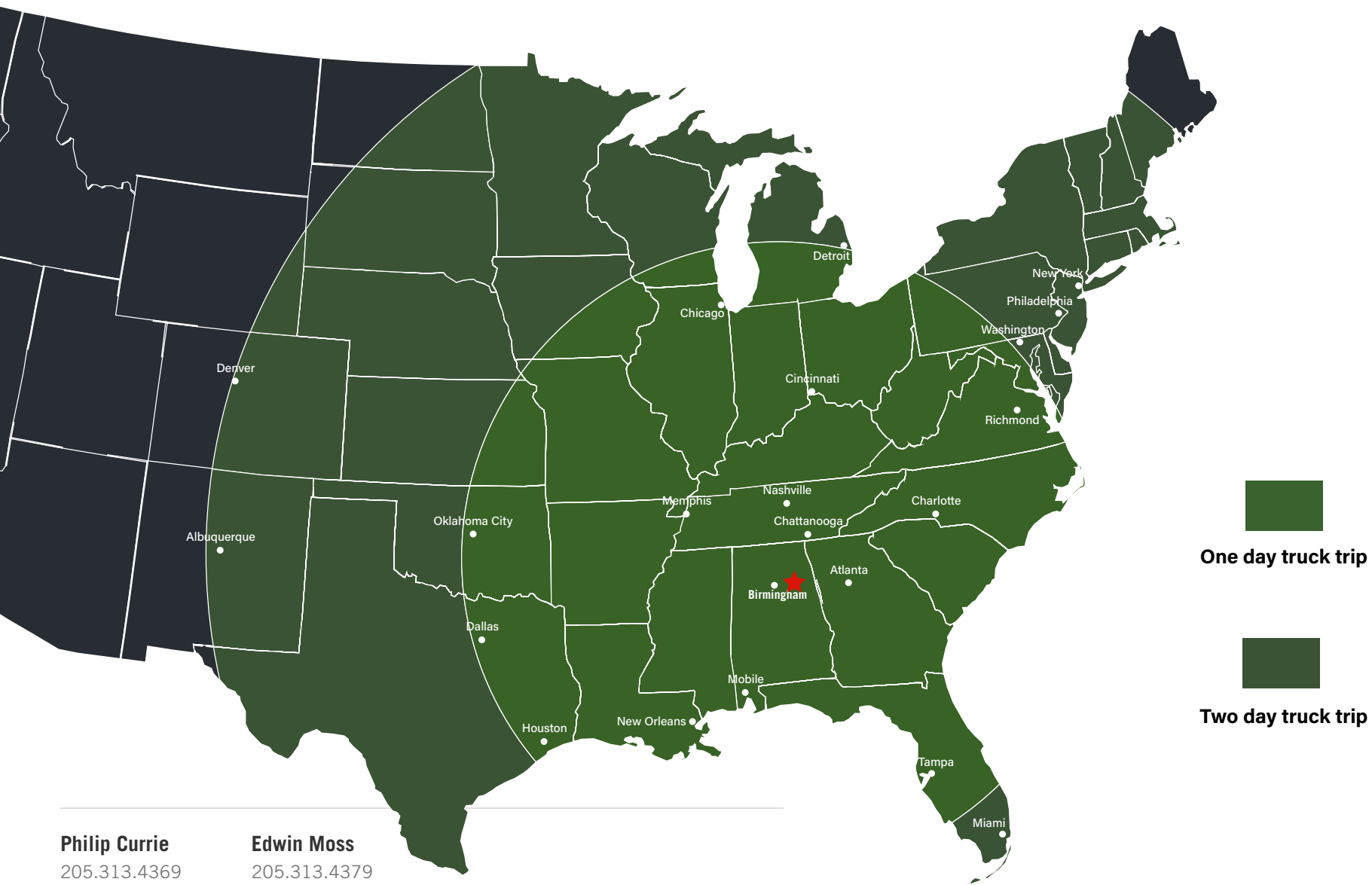
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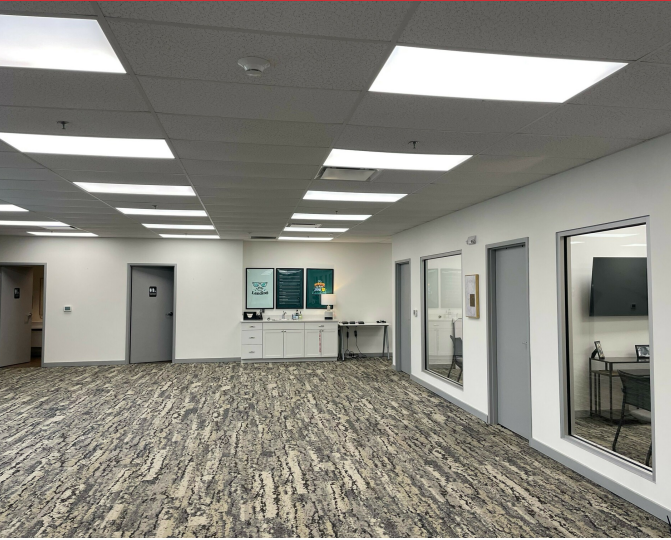




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