

**PRIME OPPORTUNITY - HEATED/COOLED WAREHOUSE**

152 E Fleming Road, Montgomery, Alabama 36105



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,750,000
<b>Lot Size:</b>	15 +/- Acres
<b>Year Built:</b>	2003
<b>Building Size:</b>	34,588 +/- SF
<b>Traffic Count:</b>	10,347
<b>Price / SF:</b>	\$50.60

**PROPERTY OVERVIEW**

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to purchase this 34,000 +/- sf former entertainment venue into warehouse space. Building has a 32' center beam, clear span, 100% heated and cooled, and sprinkled. Equipped with two dock level doors and one 14' drive-in door. Located near the intersection of E Fleming Road and Norman Bridge Road, just 2 miles from Hyundai. The sale includes furniture, fixtures, and equipment such as chairs, audio systems, and daycare furniture.



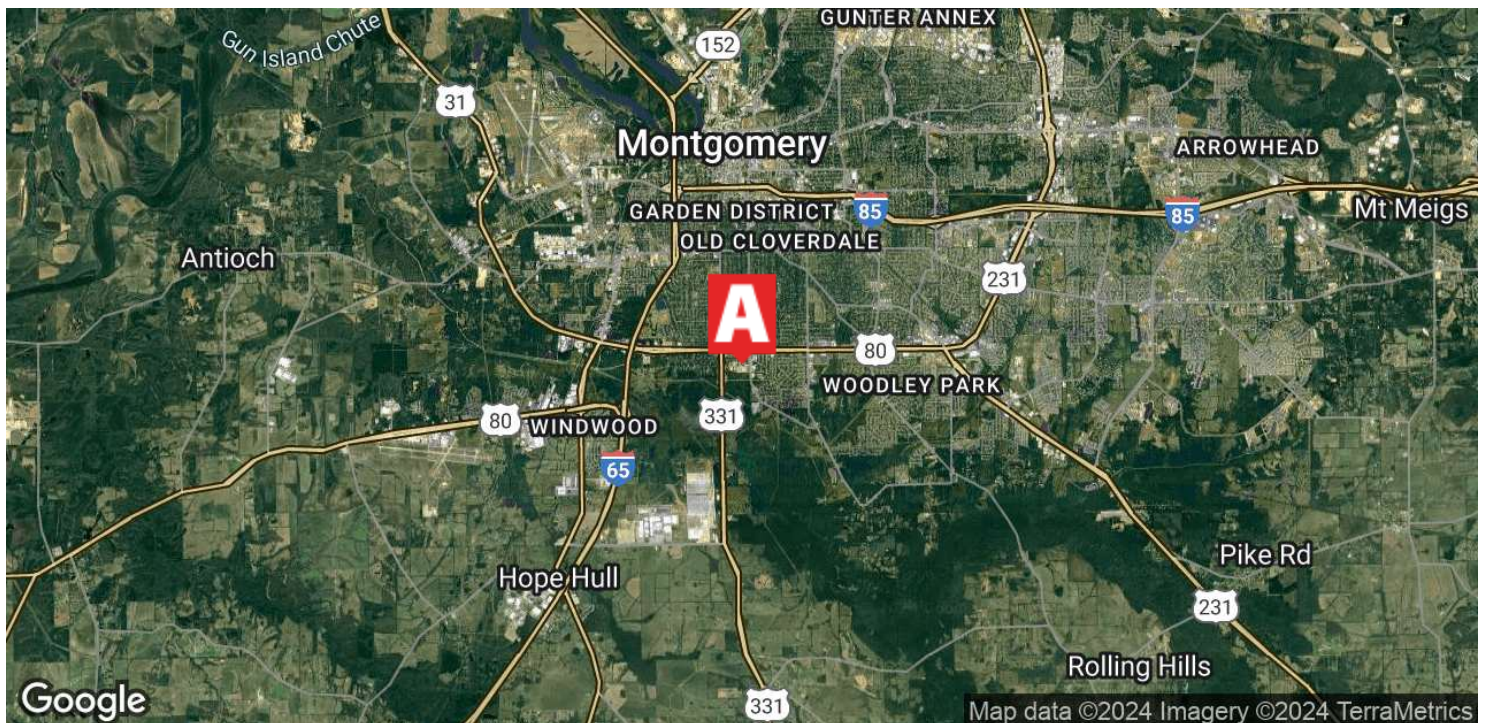
**PRESENTED BY:**

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 3500 Eastern Boulevard  
 Montgomery, AL 36116

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