



# INDUSTRIAL SPACE AVAILABLE

INCLUDES FLEX, OFFICE, & TEMPATURE CONTROLLED

Lease Rate \$4.25 PSF MG



*3601 WETUMPKA HWY  
MONTGOMERY, AL 36110*



VESSEL  
VENTURES

# COMPANY PROFILE

Vessel Ventures, LLC

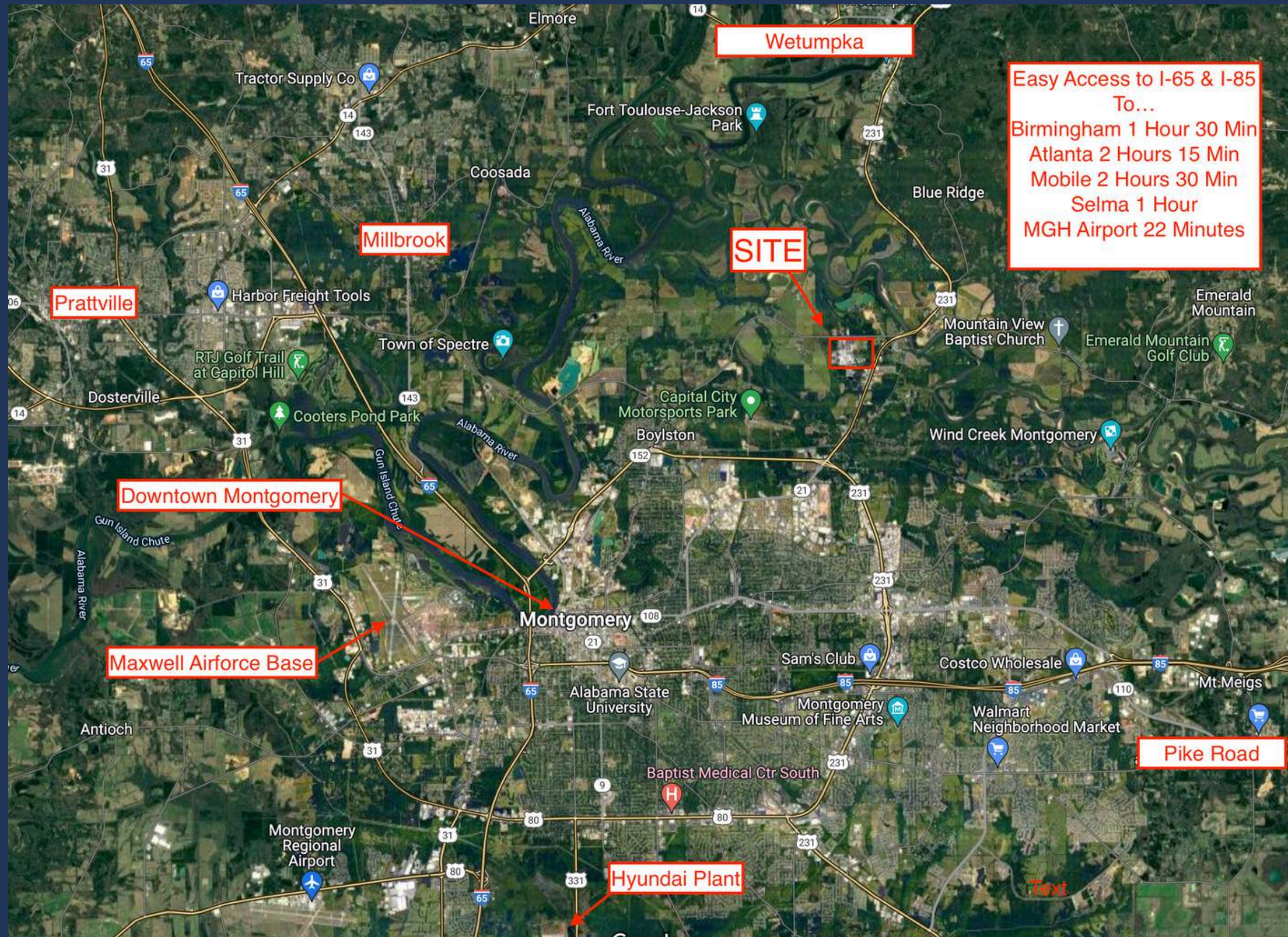


Ethan Tisdale is the founder of Vessel Ventures, LLC. As the managing director Ethan is focused on the day to day operations and services of Vessel Ventures. In addition, Ethan oversees business development utilizing his experience in facilitating real estate transactions, with over \$65M in closed transactions.

# Overview



# High Level Aerial



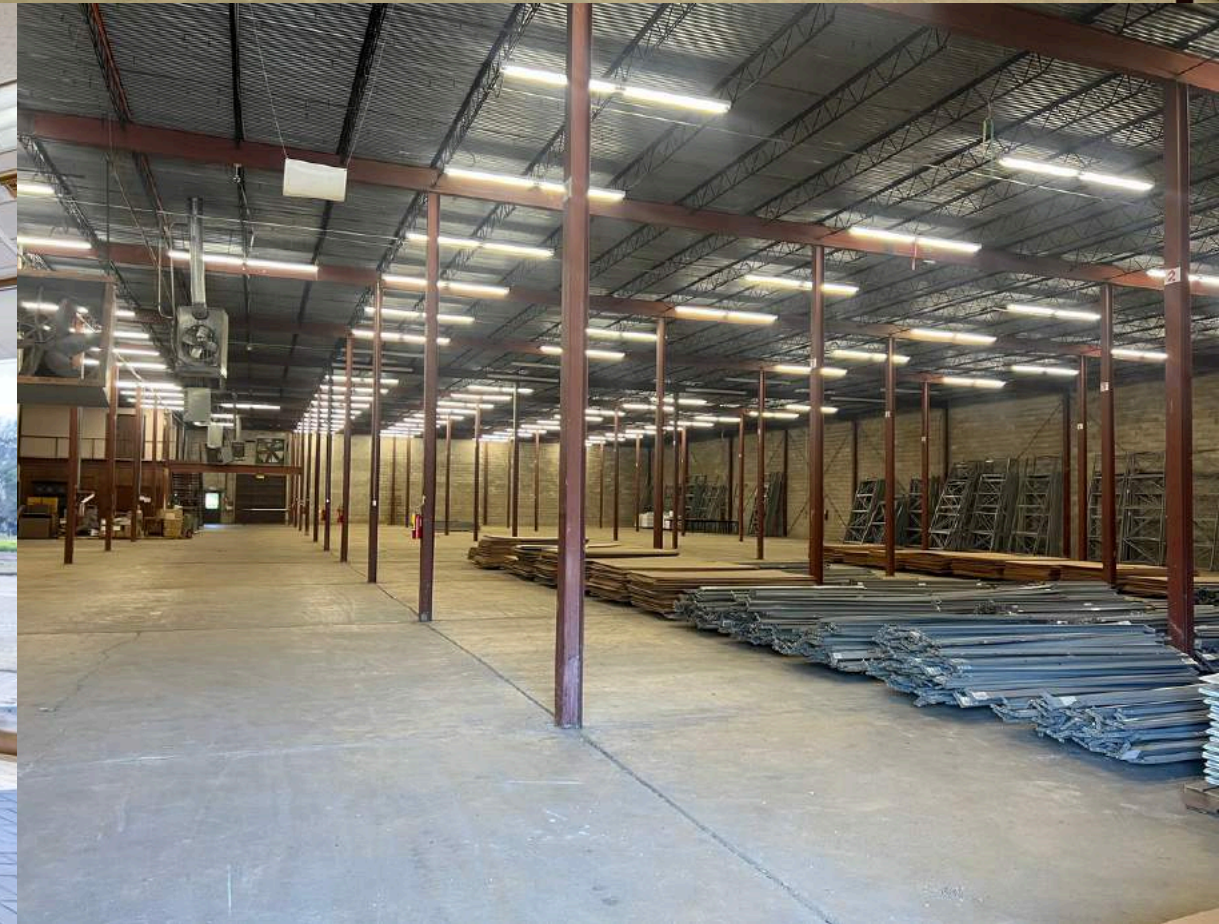
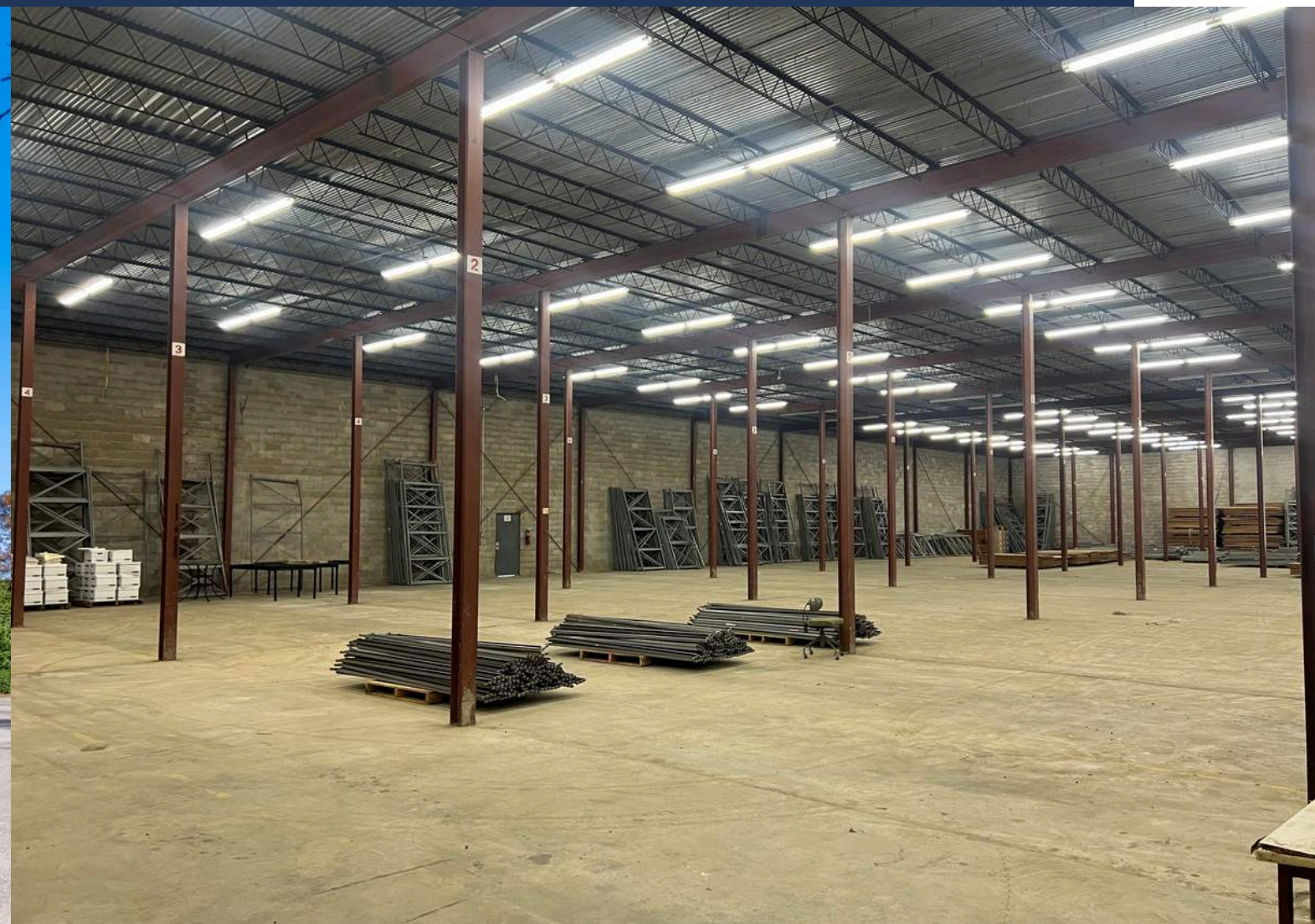
# Building A



## Building A

- 28,000 SQFT - Warehouse
- 9,600 SQFT - Class B Office
- Heated and Cooled Flex Space
- 53,600 SQFT - Total
- Lease Rate: \$4.25 PSF MG
- Two Drive in Doors
- Truck Dock
- Can be Subdivided

# Building A

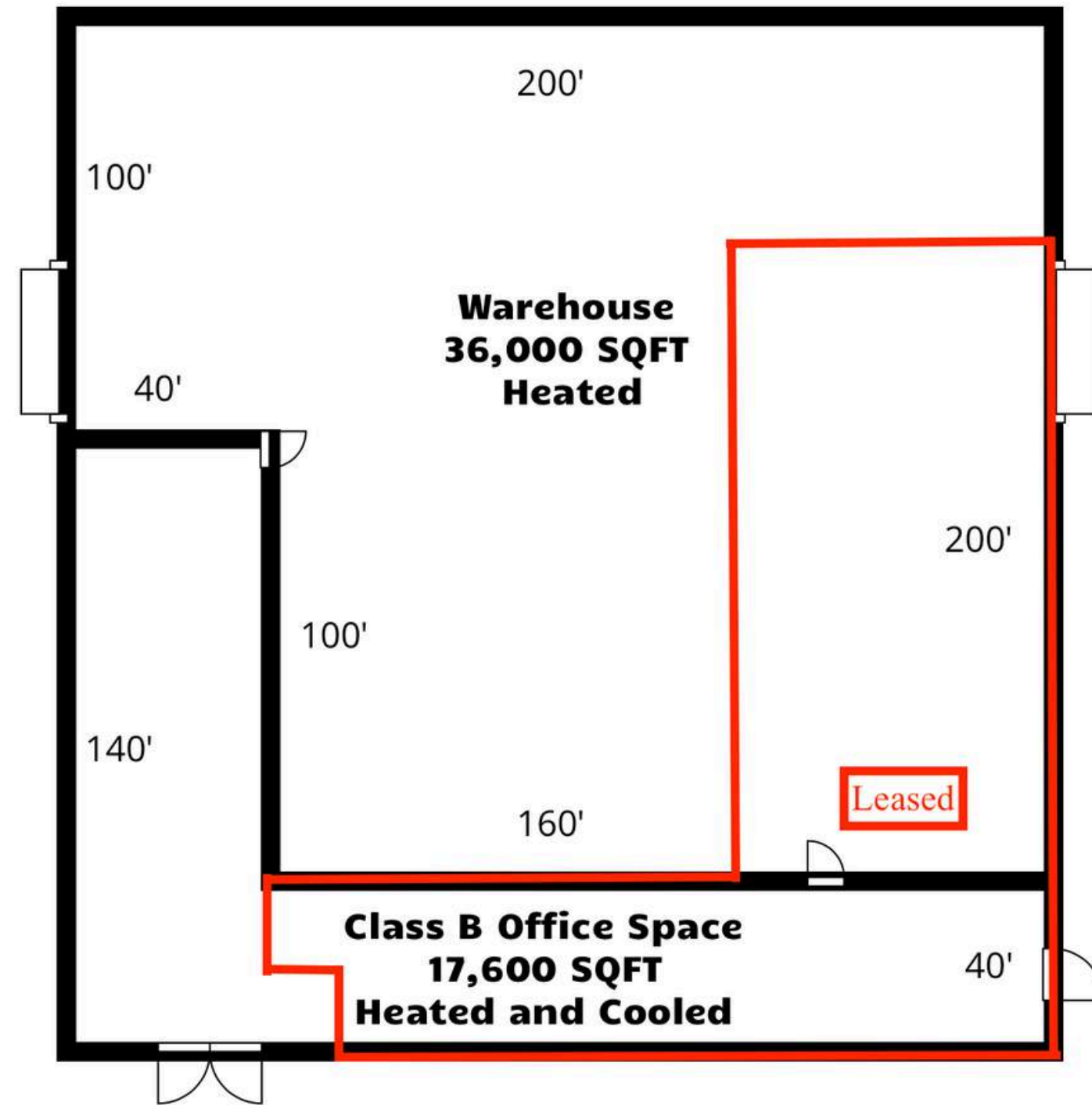


# Building A Aerial



# Building A - Floor Plan

**Building A**  
**Approx. 53,600 SQFT**





# Building B



Building B  
27,600 SQFT -Total  
Heated and Cooled Flex Space  
Lease Rate: \$4.25 PSF MG  
-Two Roll Up Doors  
-Cannot be Subdivided  
-Ample Parking  
-Lends itself to retail/office  
- 17,725 SQFT Open Floor  
Space

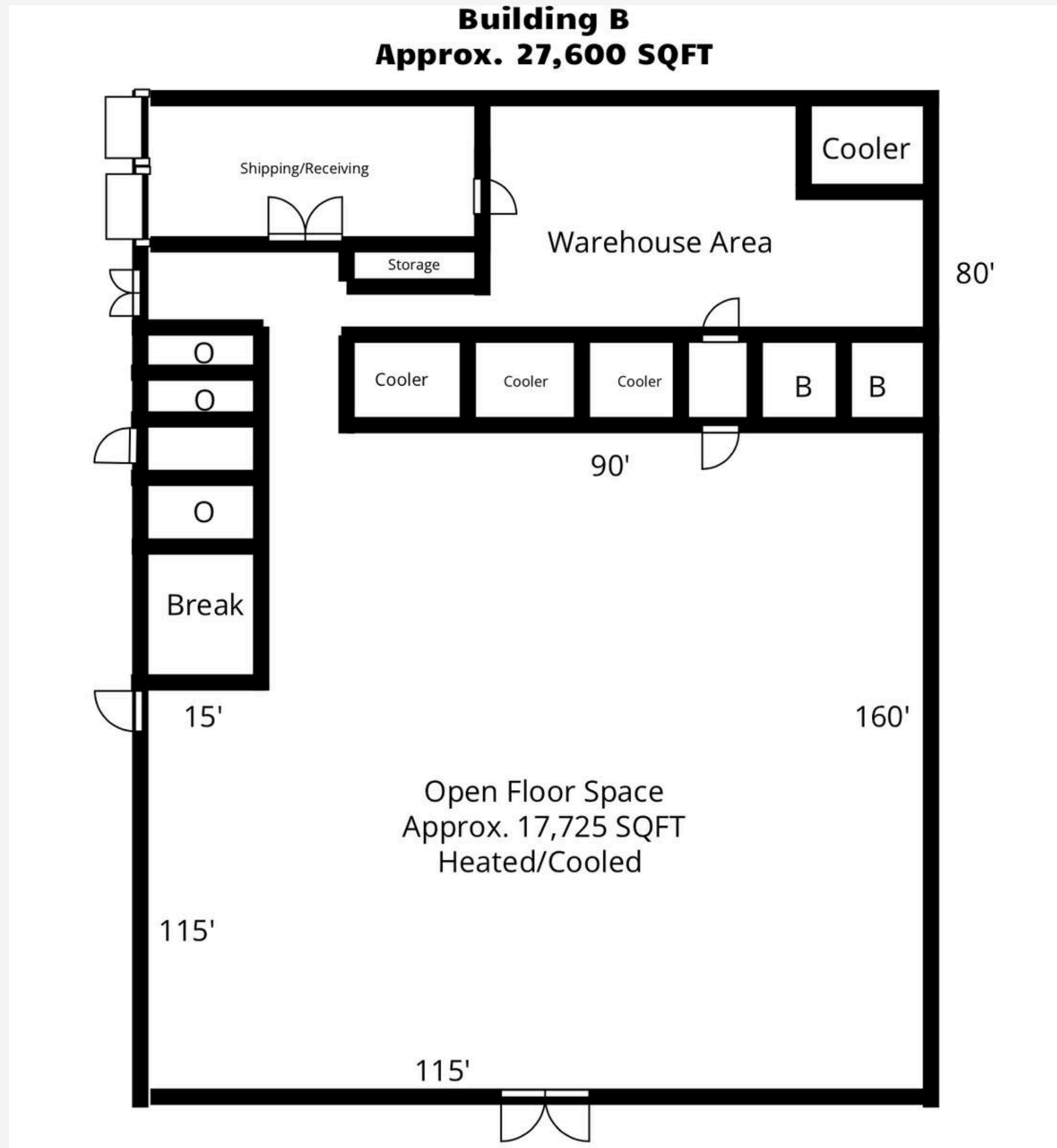
# Building B



# Building B Aerial



# Building B Floor Plan



# Building C



## Building C

- 57,000 SQFT - Warehouse
- 13,000 SQFT - Flex/Showroom
- 4,000 SQFT - Office
- 74,000 SQFT - Total
- Lease Rate - \$4.25 PSF MG
- 2 Drive in Doors
- 3 Docks
- Can be Subdivided
- Ample Parking
- Sprinkled

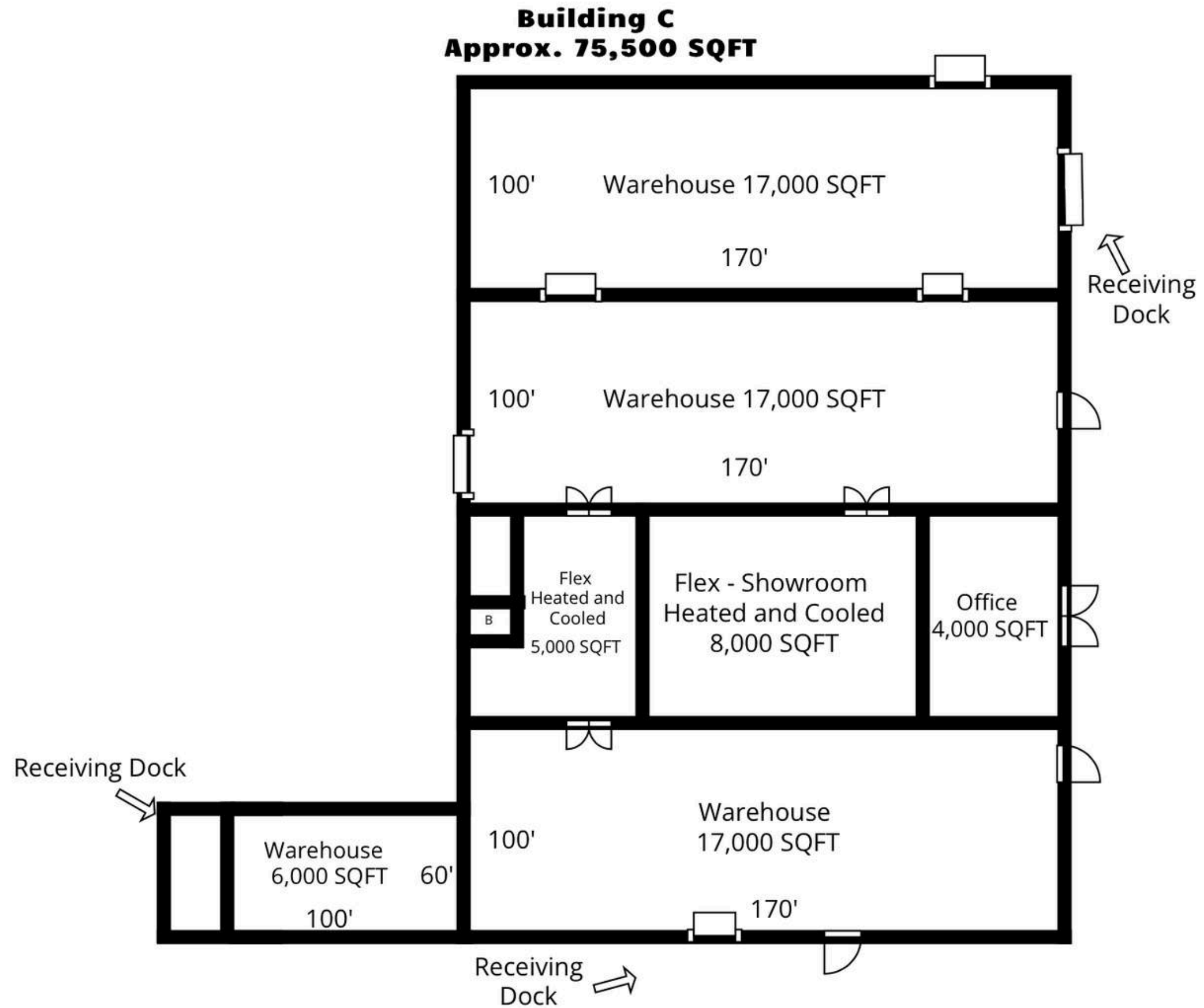
# Building C



# Building C Aerial



# Building C Floor Plan







**OFFICE**



4001 Carmichael Road, STE 250  
Montgomery, AL 36106



479-225-0056



[www.VesselVenturesLLC.com](http://www.VesselVenturesLLC.com)

*We look forward to working with you. Please don't  
hesitate to reach out with additional questions.*

