

2124 FREDERICK RD

± 5,600 sqft

Flex Warehouse Building For Lease

2124 Frederick Rd

Opelika, AL 36831



Available:

+/- 800 sqft of conditioned office

+/- 4,800 sqft of warehouse/ space

Uses:

Flex Warehouse

Lease Rate:

\$15 sqft

Comes with Plenty of Parking

Landlord plans to repave the parking lot

Location:

From Exit 58 on I-85 head North on Hwy 280/Gateway Drive at Tiger Town turn West on Frederick Rd. The building sits just off the corner intersection of Frederick Rd and Enterprise Dr. The building is just 2.8 miles to downtown Opelika and 5.8 miles to downtown Auburn.

Summary:

3 Room office, with a breakroom area, one-bathroom, conditioned flex room. Plenty of parking spaces. Six dock high or box truck high doors.



COMPREHENSIVE
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Craig Melton

Broker

(334)559-4914 Mobile

comprehensivecre@gmail.com

SPACE FOR LEASE

±5,600 SF Space for Lease



Heights

12 ft 3" Clear

13 ft 10" in Center

**Four 10' Box High Dock High Doors
with Ramps**

**Two 12' Box High Dock High Doors
with ramps**

Warehouse Approximate Dimensions

40' " Deep x 100' Wide

40'

Occupancy:

Single Tenant

DAILY TRAFFIC COUNT:

+- 20,000 VPD

PROPERTY INFO:

Convenient to Auburn/Opelika

Multiple conditioned rooms in office area

area

Right by Tiger Town



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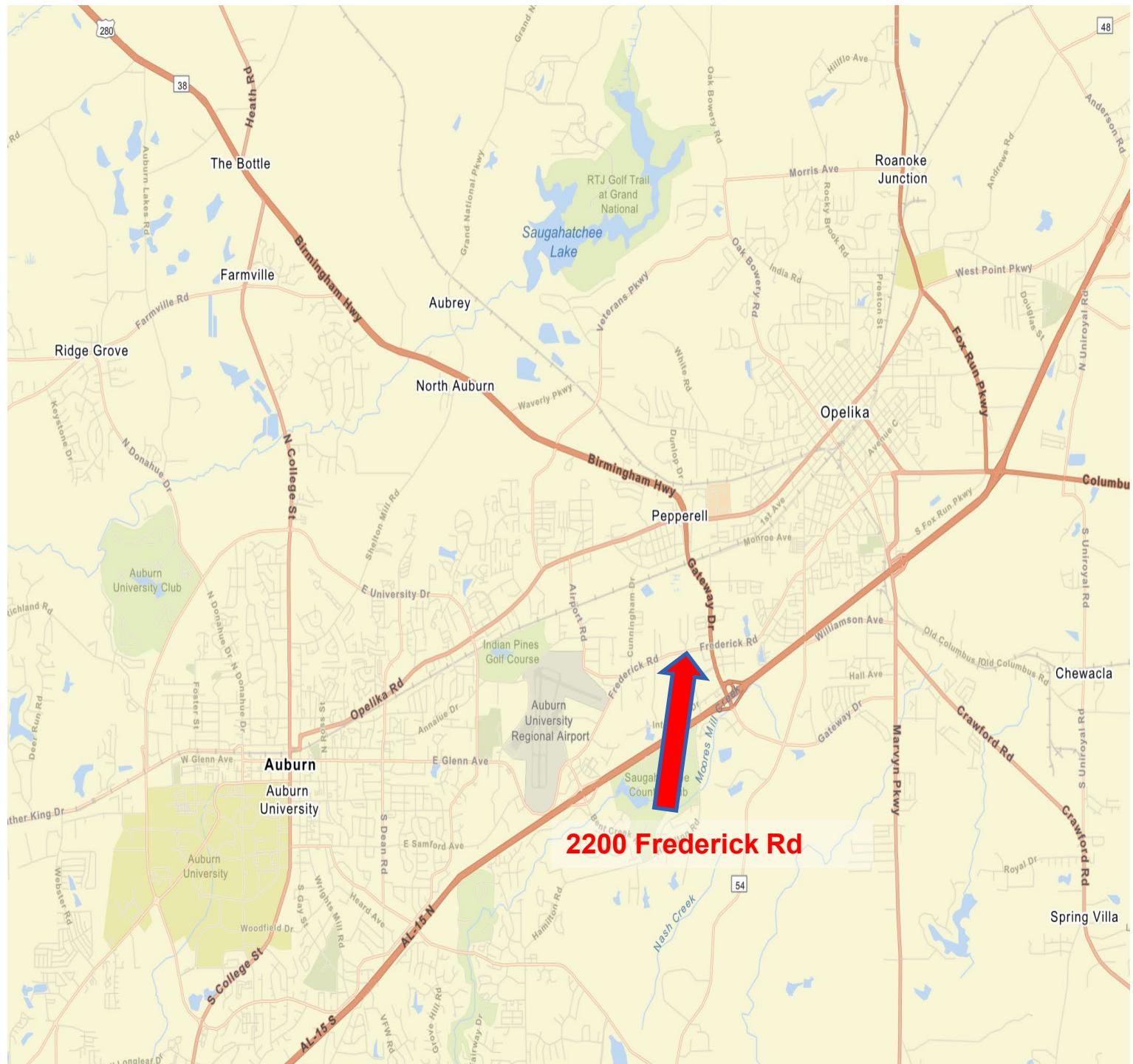
±5,600 SF Space for Lease

Property Photos



±5,600 SF Space for Lease

Street Map



±5,600 SF Space for Lease

Aerial Map

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