

FOR SALE OR LEASE

Colliers

±49,500 SF Single Tenant
Office/Warehouse

1207 Butler Street
Oxford, AL 36203

Versatile Property Featuring Heavy Power
and Yard Space

Tripp Alexander, CCIM, SIOR
Partner, Director of Industrial Services
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

Building Specifications

Combined Buildings Overview

Address	1207 Butler Street, Oxford, AL 36203
Available SF	±49,500 SF
Site Area	±2.41 Acres
Office SF	±2,072 SF
Zoning	"M-2" General Manufacturing, City of Oxford, AL

Building 1

Available SF	<ul style="list-style-type: none">±35,000 SFAttached Sheds - ±1,196 SF
Ceiling Height	<ul style="list-style-type: none">12'-16' ceiling heights
Loading Doors	<ul style="list-style-type: none">14'x10' grade-level drive-in door12'x12' grade-level drive-in doorDock platform with 3 dock-high doors (specs below)Two (2) -14'x14' dock-high doors12'x12' dock-high door
Power	<ul style="list-style-type: none">1200-amp 480v & 240v power
Additional Highlights	<ul style="list-style-type: none">Exhaust fans and heatersWarehouse restrooms and miscellaneous offices



Building Specifications

Building 2

Available SF	<ul style="list-style-type: none">• ±14,000 SF• ±2,072 SF of quality office space with break room, restrooms, & private offices
Ceiling Height	<ul style="list-style-type: none">• 13'-19' ceiling heights• Clear span (no columns)
Loading Doors	<ul style="list-style-type: none">• 22' x 14' grade-level drive-in door (22' wide)• 16' x 14' grade-level drive-in door (16' wide)
Power	<ul style="list-style-type: none">• 400-amp 480v power
Additional Highlights	<ul style="list-style-type: none">• Exhaust fans• Warehouse break room & restrooms



Other Specifications

Additional Highlights	<ul style="list-style-type: none">• Two (2) small yard areas within the site premises• Infill location central to Anniston and Oxford• Multi-tenant potential• Ample parking
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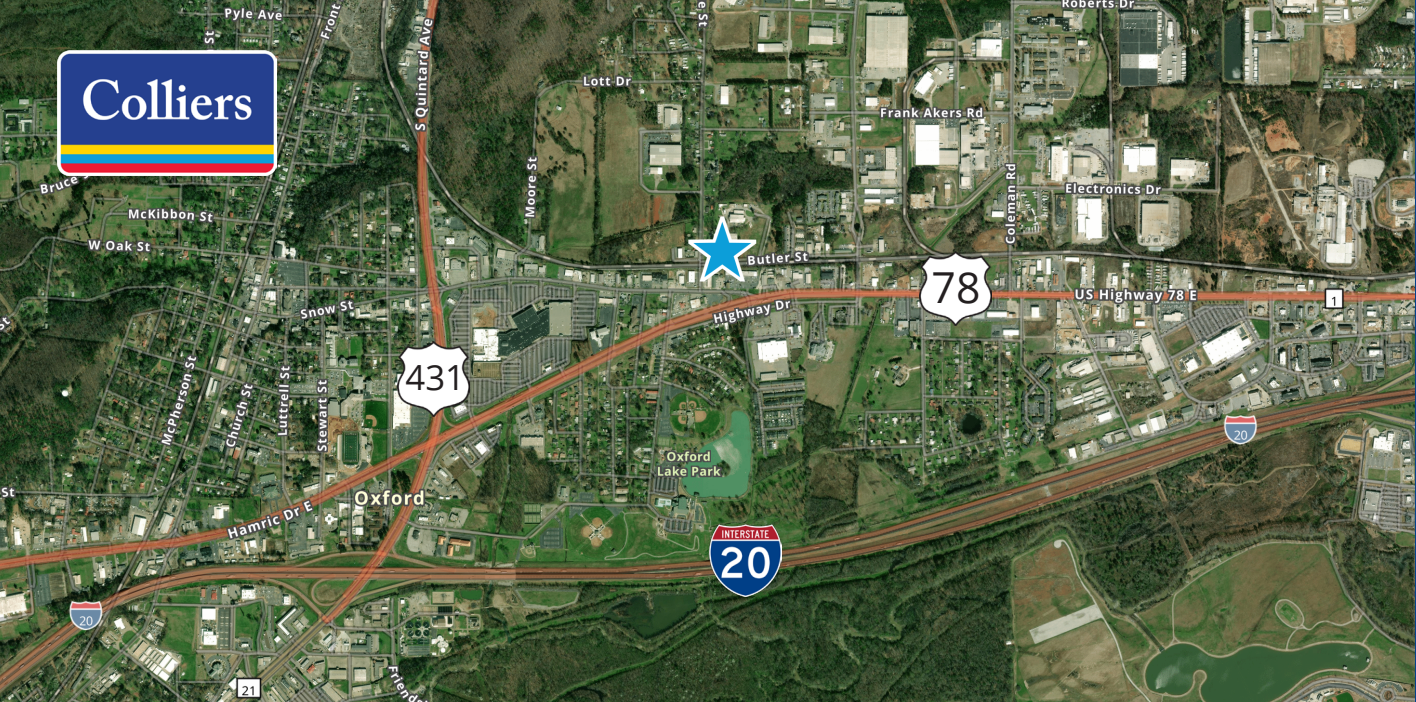
Lease Rate:

\$6.50 / PSF NNN

Sale Price:

Contact Brokers





PROXIMITY BY CAR



- I-20/59**
3 Minutes
- Army Depot**
13 Minutes
- Honda Plant**
24 Minutes
- Gadsden**
36 Minutes
- Birmingham**
62 Minutes
- Atlanta**
86 Minutes

Contact Us:

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joe.azar@colliers.com

Colliers
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955 main
www.colliers.com

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