

**FOR LEASE or SALE**

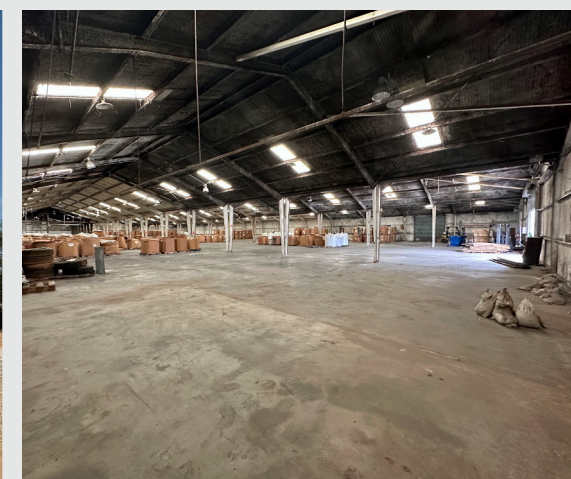
## **INDUSTRIAL FACILITY WITH LAYDOWN YARD**

1313 Frazier Street  
Athens, AL 35611

### **PROPERTY DETAILS: 46,000 TOTAL SF ON 7 ACRES**

- 42,500 SF Warehouse
- 3,500 SF Office Building
- *Divisible to 18,000 SF*

**LEASE RATE: \$3.75 PSF NNN**  
**Call for Sale Pricing**



### **PROPERTY DESCRIPTION**

This industrial property offers a front office component with metal warehouses directly behind the office area. The large lot provides excess land for a 3 acre laydown yard area.

### **HIGHLIGHTS**

- Grade level and dock high loading areas
- Excess land for laydown yard (3 acres)
- Flexible lease terms
- TI Allowance available
- Access to rail spur
- Close proximity to I-65



