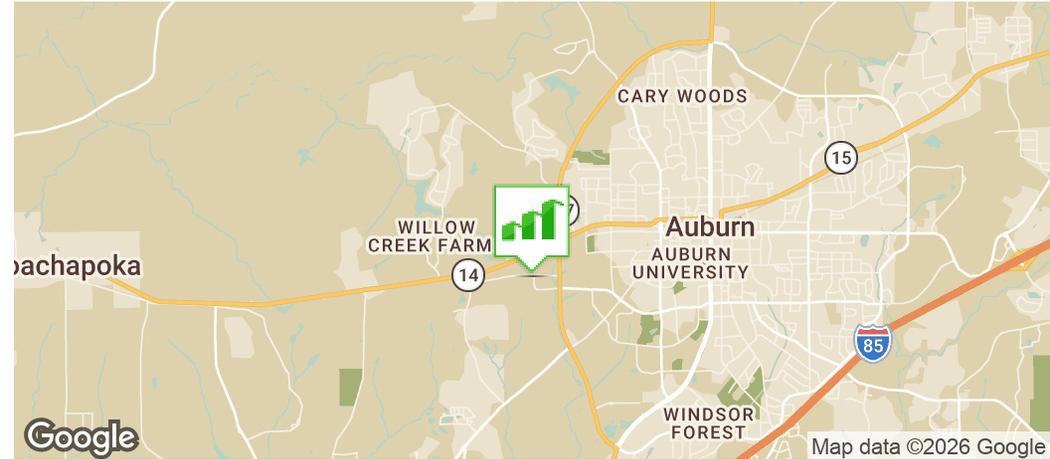


# 302-304 ALABAMA ST

AUBURN, AL 36832

## Executive Summary



### OFFERING SUMMARY

Available SF: ± 7,900 SF

Lease Rate: Contact Agent

Lot Size: ± 4.59 Acres

Year Built: 1998

Building Size: ±18,450

Zoning: Industrial

### PROPERTY HIGHLIGHTS

- Rare Flex-Warehouse in Auburn, AL!
- (1) Truck Dock
- (1) 15x12 Roll Up Doors, (2) 12x8 Roll Up Doors
- Part of a Condo Park with shared parking
- Located near two major thoroughfares- Shug Jordan Pkwy (Traffic Counts of ± 22,557 AADT) & AL Highway 14 (Traffic Counts of ± 11,776 AADT)
- ± 2.4 Miles from Auburn University- With an enrollment of 28,290 Students & 5,500 Employees, it's one of the largest Universities in the South
- ± 3.5 Miles from I-85 (± 46,017 AADT)
- ± 9.5 Miles from Auburn Regional Airport



### PERRY PATIÑO

334.531.0125  
ppatino@mcrmpm.com

### MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# 302-304 ALABAMA ST

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Photos



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**MOORE COMPANY REALTY**

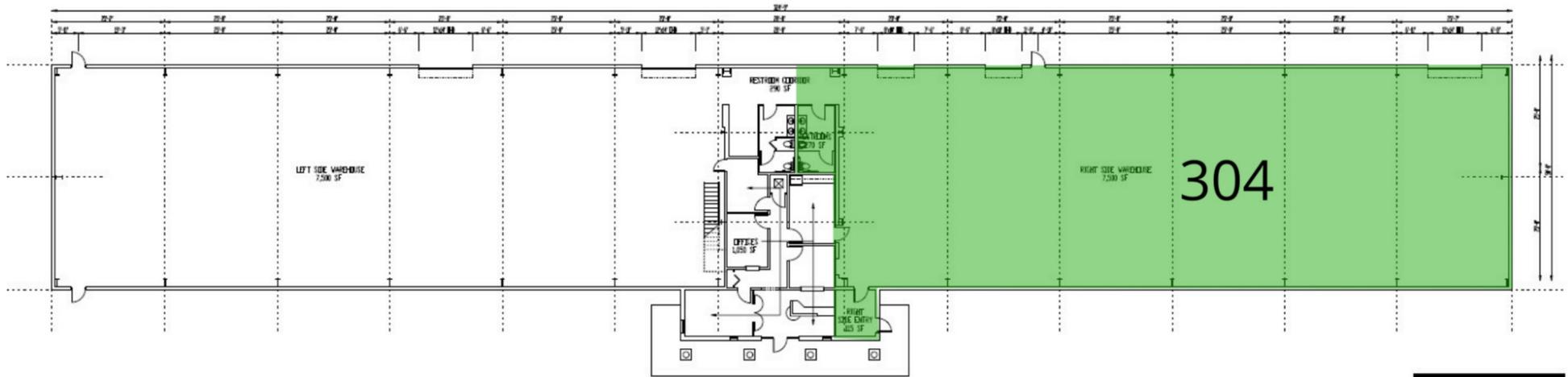
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## Available Space



### LEGEND

Available

### AVAILABLE SPACES

| SUITE          | TENANT    | SIZE     | TYPE | RATE          |
|----------------|-----------|----------|------|---------------|
| 304 Alabama St | Available | 7,900 SF | NNN  | Contact Agent |

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## Retail Map



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