

# 215 7<sup>th</sup> Way Alexander City, AL



**Asking Rent Price: \$2.95 PSF NNN**

**Asking Sale Price: \$40 PSF**

**SQUARE FEET:**

+/- 44068 SQ FT

**ZONING:**

IND

**Sale Price:**

**\$40 PSF**

**Rental Rate:**

**\$2.95 PSF Annual**

**Address:**

215 7<sup>th</sup> Way Alexander City, AL  
35010

**Location:**

Just off HWY 280 take a right onto Central Blvd. Shortly after you will turn left onto 7<sup>th</sup> Way. Continue until seeing the property on your right.

**Specs:** ±44068 SF building, +/- 4.13 Acres, +/- 22ft Eve Height, 3 Phase 480 w/ 800 AMP Power, additional land can be bought if needed or a larger building if more space is needed.(+/- 80,000 SQ FT)



**Cole Maxwell**

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# ARIEL MAP



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# PROPERTY PHOTOS

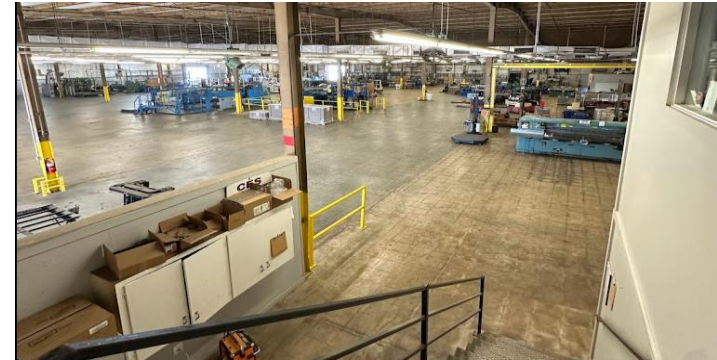


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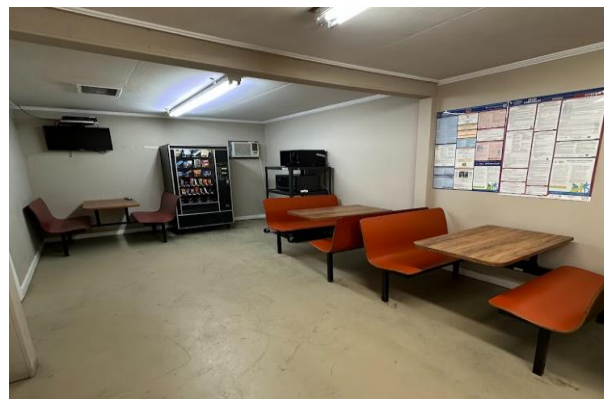


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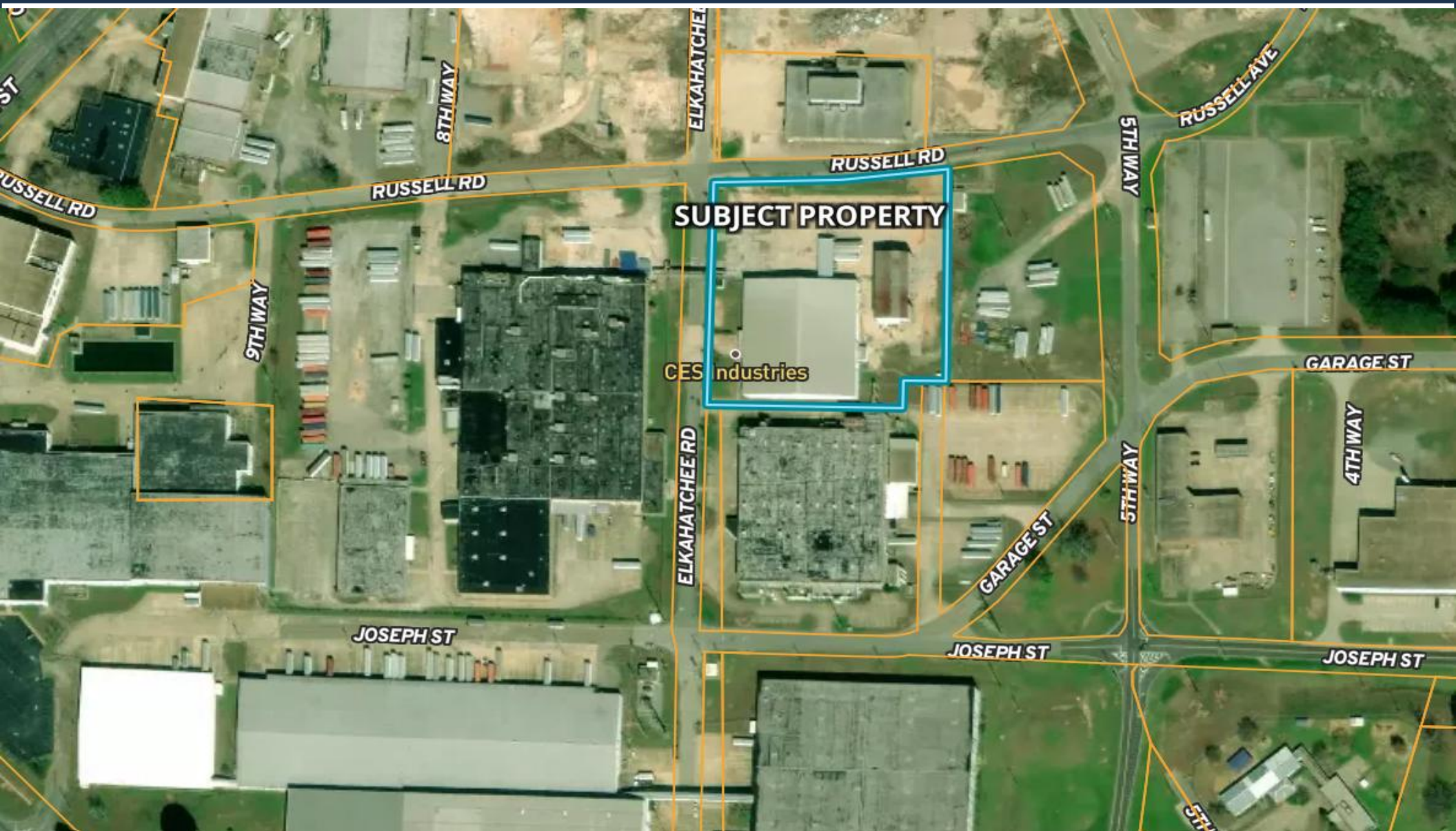


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# TAX MAP



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# OVERVIEW

## Alexander City Industrial Market

Alexander City, Alabama, is a recognized industrial and manufacturing driver for East Central Alabama, supported by a strong labor market, diverse employer base, and a high quality of life.

Strategically located along U.S. Highway 280, the city offers convenient access to major transportation routes linking Auburn, Birmingham, and Montgomery, making it a prime location for both manufacturing and distribution operations. The area's industrial landscape includes major employers such as **Wellborn Cabinet**, **SL Alabama**, **SIGMA**, and **Russell Brands**, which together anchor a resilient and diversified economy. Local leadership has continued to invest in infrastructure and workforce initiatives, positioning Alexander City as a business-friendly community.

One of the community's greatest advantages is its labor market strength. Drawing from Tallapoosa, Lee, and Chambers Counties, Alexander City benefits from a broad pool of skilled and semi-skilled workers. The nearby presence of **Auburn University** and **Central Alabama Community College** provides ongoing access to specialized training programs, workforce development pipelines, and continuing education partnerships tailored to industrial employers.

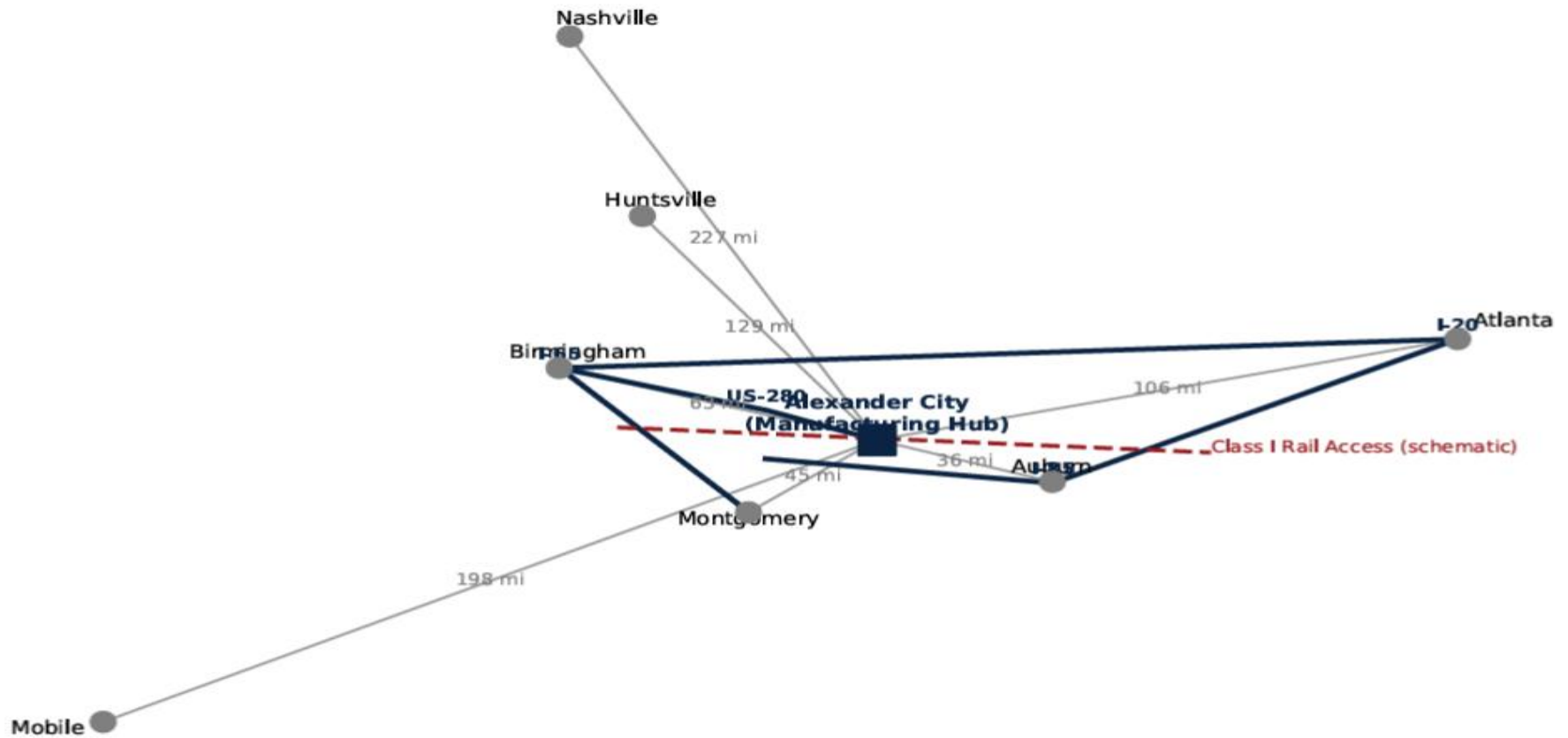
The region's low cost of living, strong work ethic, and steady employment base contribute to an attractive long term labor environment. Adding to its appeal, Alexander City is home to **Lake Martin** one of the **largest and most celebrated lakes in the United States**, encompassing over **44,000 acres of water and 880 miles of shoreline**. The lake's national reputation as a premier recreational destination not only enhances local quality of life but also supports **economic stability**, attracting tourism, second-home investment, and service-related employment that complement the industrial base. This balance of industry and lifestyle helps employers recruit and retain top talent while maintaining a strong community identity. Together, Alexander City's industrial capability, skilled workforce, and exceptional natural amenities make it one of Alabama's most well-rounded and forward-looking markets.



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## Alexander City, AL — Southeastern Manufacturing Connectivity



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