

# 3000 WYNDHAM INDUSTRIAL DRIVE – OPELIKA, AL



**ACRES:**  
.57 ( shared ingress/egress  
with neighboring lot)

**ADDRESS:** 3000 Wyndham Industrial Dr. Opelika, AL 36804

**SQUARE FEET:**  
+/- 14,000

**Location:**

Just off I-85 at exit 58. Located off Gateway Drive once you pass through the traffic circle located at the intersection of Gateway Dr. and Society Hill Rd. Conveniently Close to Tiger Town at Exit 58. You can also access exit 60 easily by going ou Gateway Dr. to Marvyn Pkwy.

**ZONING:**  
PUD Zoning – With underlying  
Industrial

**Summary:**

Constructed in 2024 and opned in early 2025. The facility is 18,076 sqft.. +/- 14,000 sqft is avaiable for lease.

**TRAFFIC COUNTS:**  
10,000 - Cars daily at intersecon

**RENT \$10.50 sqft NNN**



**Office Address**  
2680 Corporate Park Dr.  
Opelika, AL, 36831  
[www.comcre.com](http://www.comcre.com)

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# OVERVIEW

Incredible opportunity to lease or buy the real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new flex warehouse building located in busy area of Lee County. Quality 2024 construction with potential to customize your buildout.

## PROPERTY HIGHLIGHTS

Grandfathered Light Industrial Zoning  
All the development hassle handled  
Easy ingress and egress

## PROPERTY SUMMARY

Asking Rent: \$10.50 NNN  
Year Built: 2024  
Lot Size: .057  
Total SF: 14,046 SF

## LOCATION HIGHLIGHTS

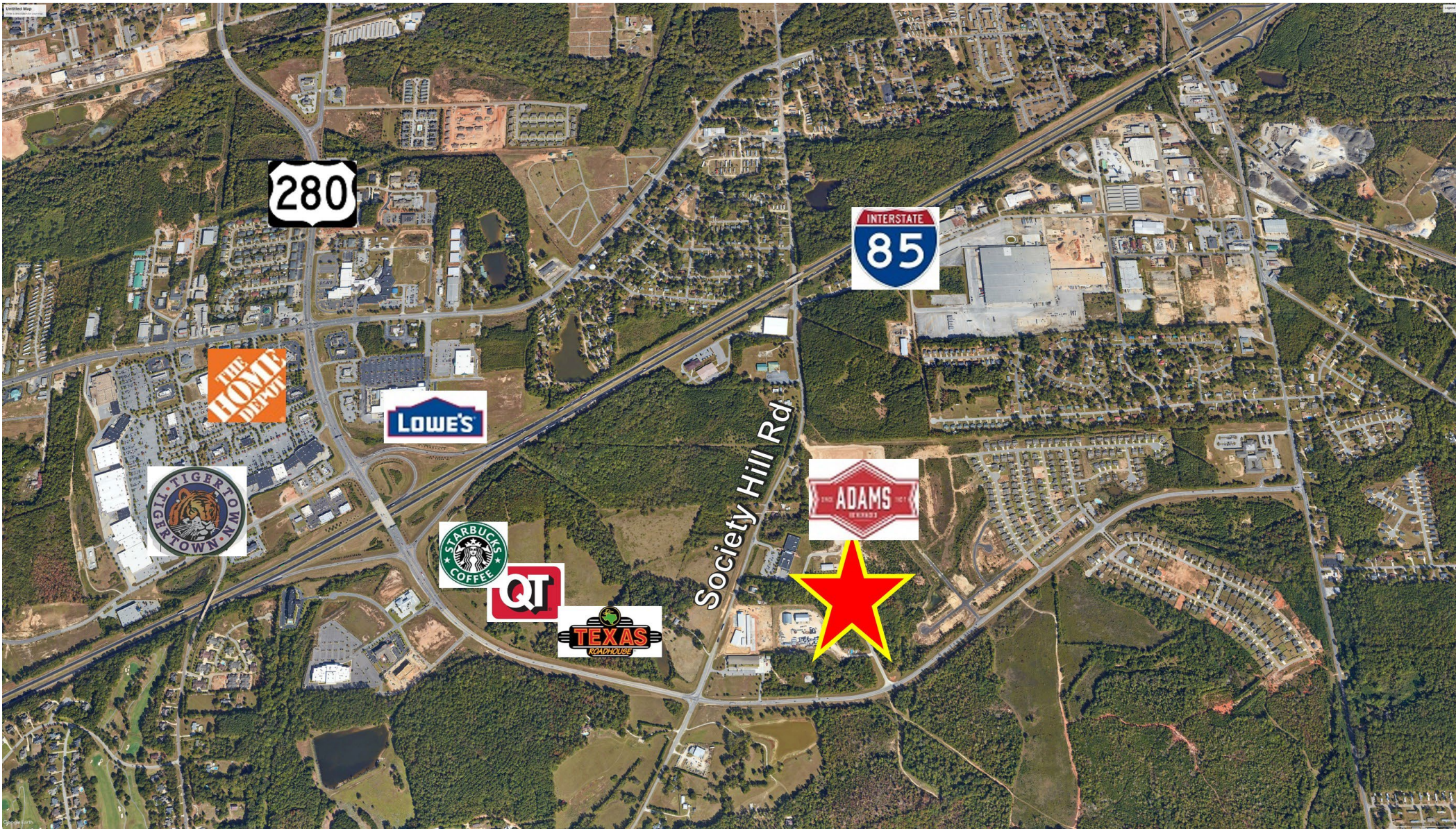
Multiple ways to access I-85  
Convenient to all of Lee County  
Close to Opelika Industrial Parks  
Close proximity to a lot of the residential growth



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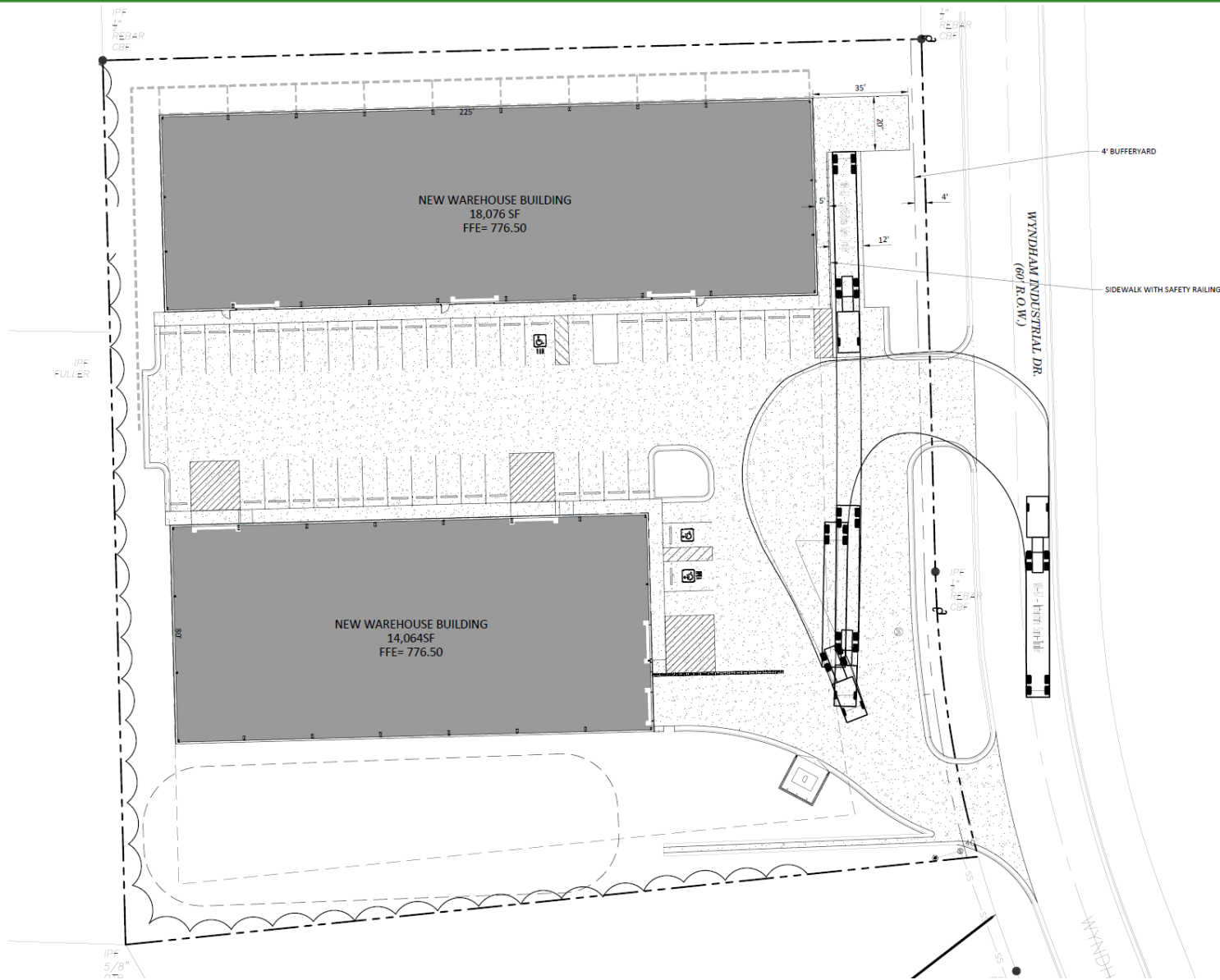
# AERIAL MAP



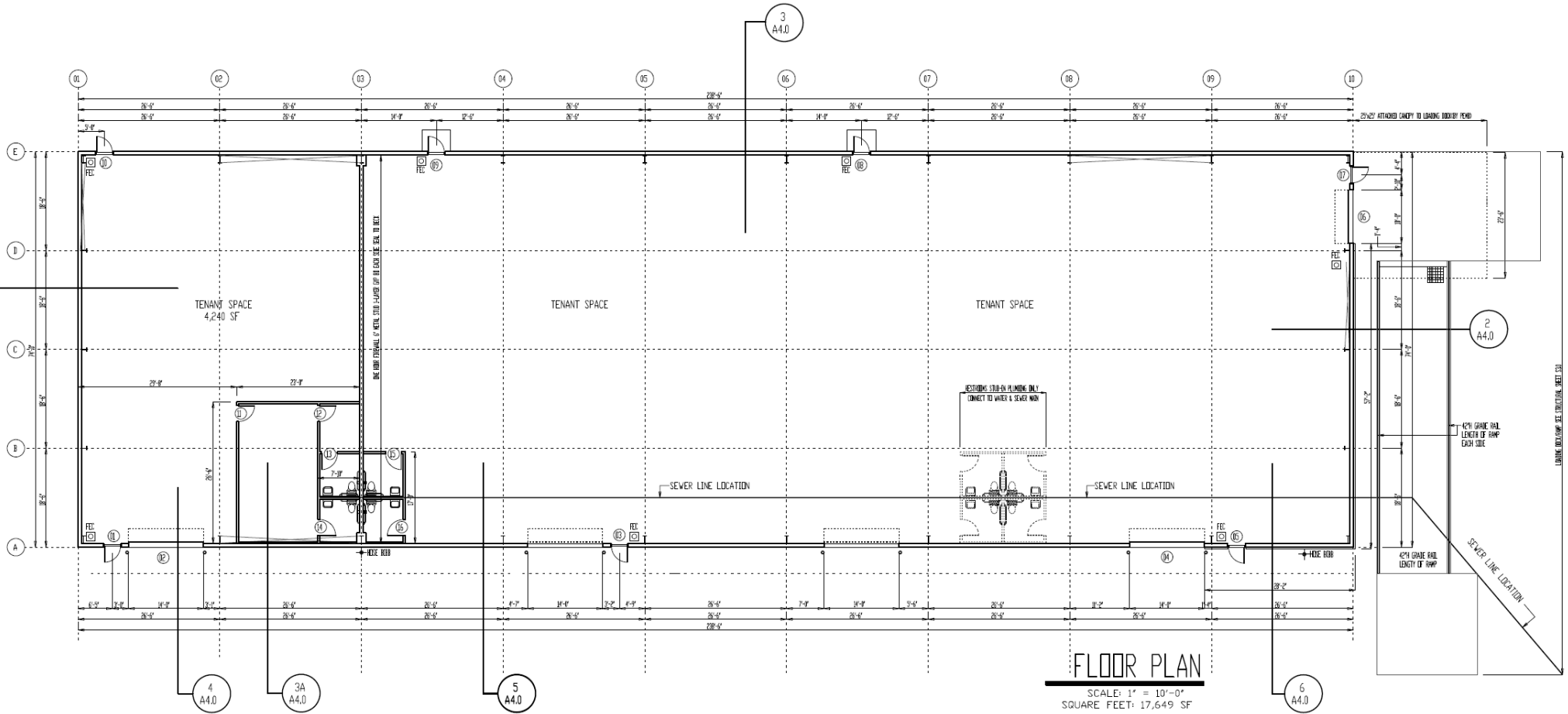
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# SITE PLAN



# FLOOR PLAN



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