



702,689 SF | AVAILABLE

CLASS-A CROSS-DOCK WAREHOUSE

3101 ANDERSON ROAD OPELIKA, ALABAMA 36801

CLASS-A, CROSS-DOCK DISTRIBUTION CENTER

3101 Anderson Road
Opelika, Alabama 36801

BUILDING SIZE	±702,689 SF
OFFICE AREA	±21,384 SF
SITE SIZE	105.6 Acres
ZONING	M-2 Industrial
CONSTRUCTION	Concrete Tilt-Up
YEAR BUILT	2005
HVAC	26 Carrier units, 100% conditioned office & partial in warehouse
SPRINKLER	ESFR
COLUMN SPACING	36' x 41'
CEILING HEIGHT	33' - 40'
ROOF	Firestone membrane
FLOOR	8.5" 4000psi 600 psi flex
ELECTRICAL	2500 KVA Transformer, Existing Power: Served by a 4,000-amp switchgear



TRAVEL TIMES



**87 MILES
TO AIRPORT**
Hartsfield-Jackson
Atlanta Int'l Airport



**1.3 MILES
TO HIGHWAY**
Exit 66 off I-85



**71 MILES
TO PORT**
Montgomery
Inland Port



**22 MILES
TO KIA**
Manufacturing Plant



**74 MILES
TO HYUNDAI**
Manufacturing Plant

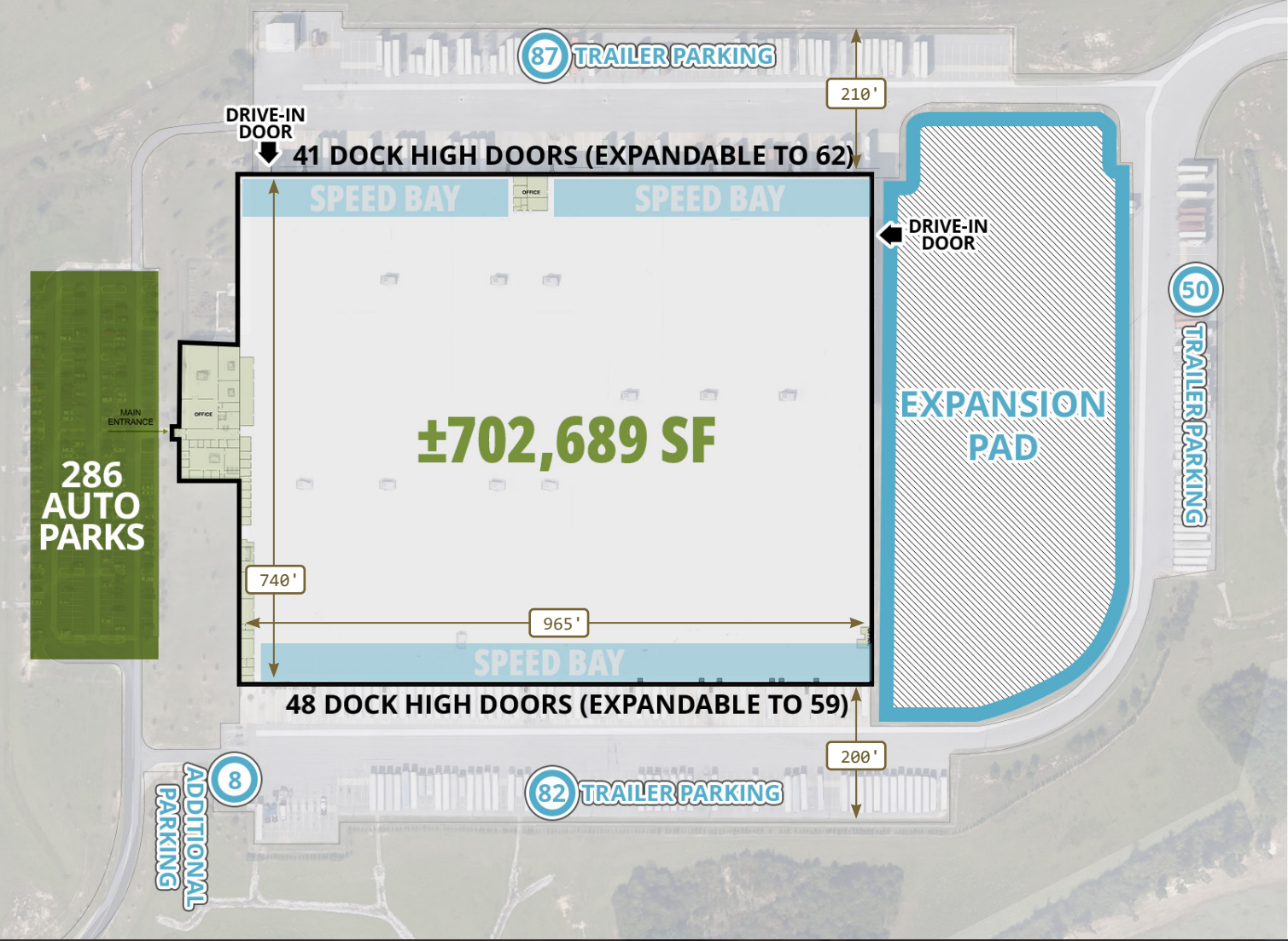
DID YOU KNOW?
MORE THAN
1 MILLION
VEHICLES ARE
MANUFACTURED IN
ALABAMA EVERY YEAR!



702,689 SF NOW AVAILABLE

LOADING & SPECS

- 89 Dock high doors
- 2 Drive-in doors
- Dual truck courts
- Dual speed bays
- 286 Auto parks
- 227 Trailer Parks and Storage



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