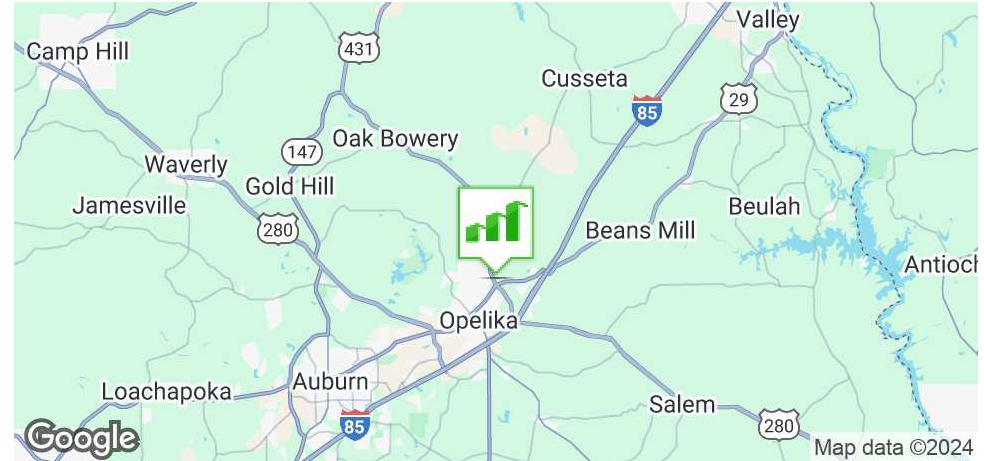


1801 MARKET STREET

OPELIKA, AL 36801

Executive Summary



OFFERING SUMMARY

Available SF: ± 2,728 & 5,275 SF

Lease Rate: \$9.00 SF/yr

Building Size: ± 10,675

PROPERTY HIGHLIGHTS

- 2 flex warehouse spaces available immediately
- Equipped with roll up door, HVAC, firewall and restrooms
- Ceiling Heights of 12' at the eave and 14' at the ridge
- 2 and 3 phase power available
- Surrounded by established businesses: East Alabama Tractor Trailer & Equipment, Hudmon Construction, Army National Guard, West Frazier Opelika Lumber Mill
- Adjacent to Southern Union Community College: With approximately 4,386 students & offering a variety of academic programs and vocational training. Established in 1965, the college emphasizes accessibility and affordability in education, contributing significantly to the local economy and community development.
- ± 2 miles from I-85 (with traffic counts of ± 34,670 AADT)
- ± 11.4 miles from Auburn University

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PERRY PATIÑO

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MOORE COMPANY REALTY

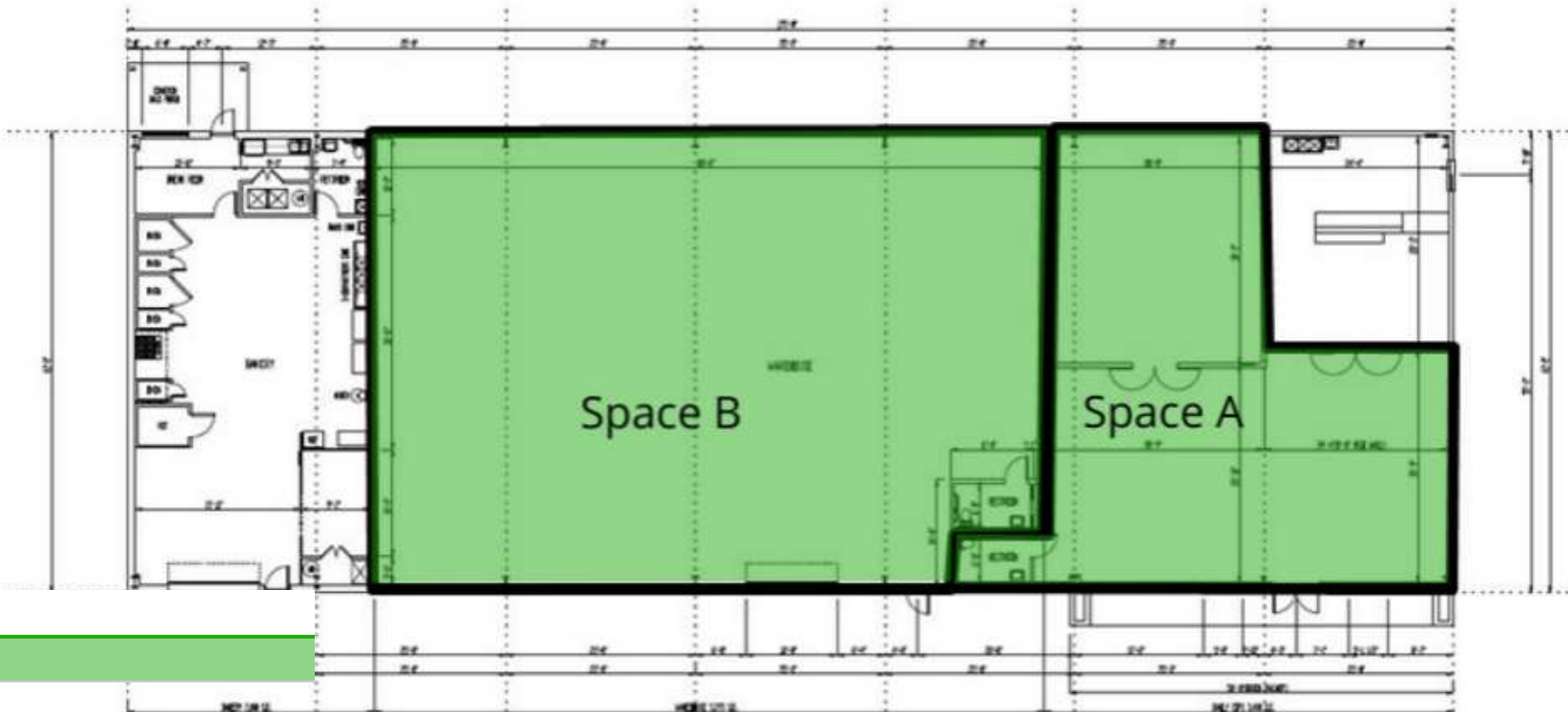
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1801 MARKET STREET

OPELIKA, AL 36801

Plans



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Space A	Available	2,728 SF	Negotiable	\$9.00 SF/yr
Space B	Available	5,275 SF	Negotiable	\$9.00 SF/yr

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Aerials



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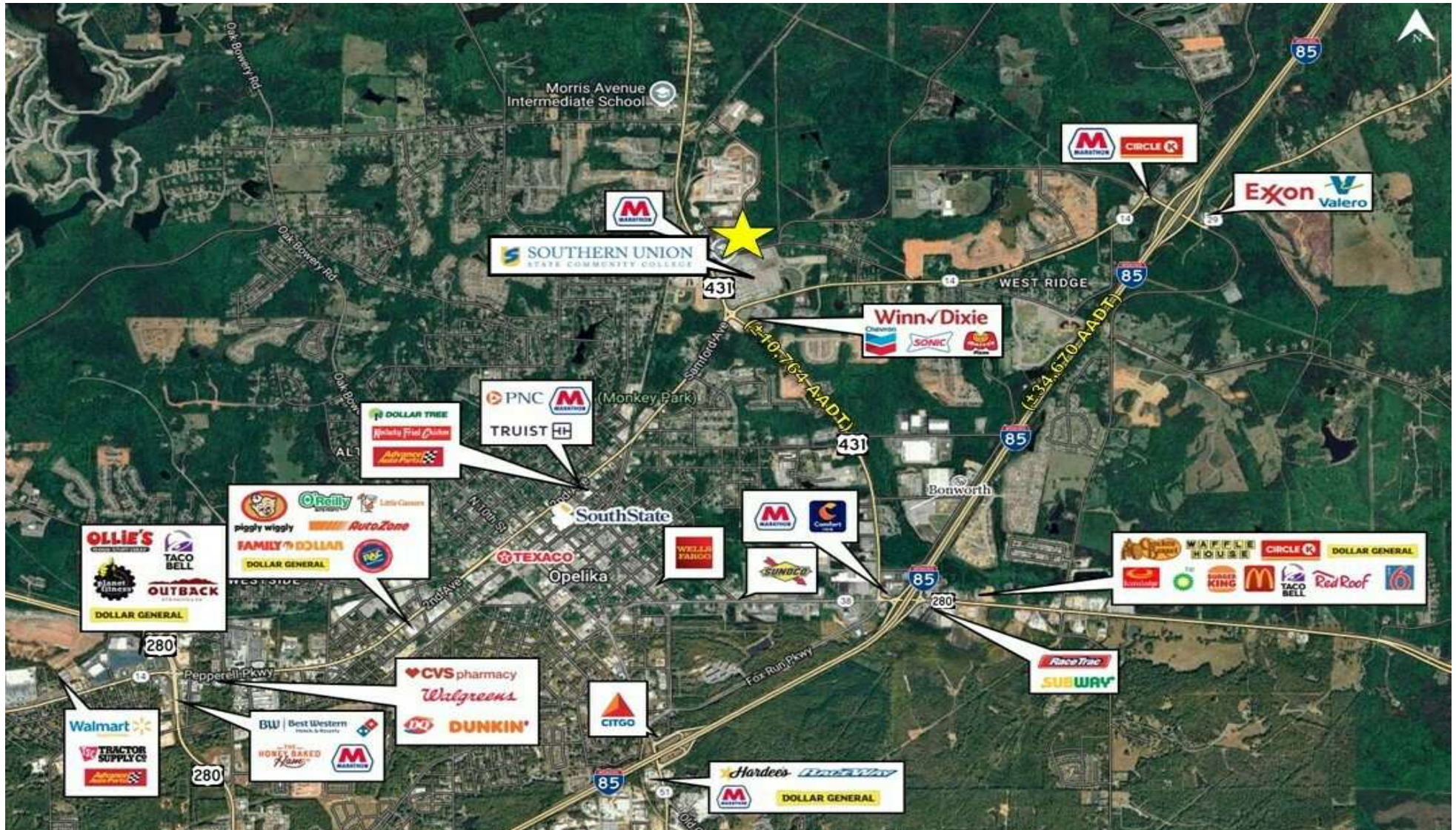
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1801 MARKET STREET

OPELIKA, AL 36801

Retail Map



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