

Longleaf Realty

PARTNERS, LLC

“Creating Value in Commercial Real Estate”

FOR SALE or LEASE

2000 Old Sylacauga Hwy
Sylacauga, AL 35150

165,000 Square feet / 36 Acres



Presented By:

Greg Wallace

256-203-9690

gwallace@longleafrealestate.com

Claude Tindle

205-879-3733

ctindle@longleafrealestate.com



Scan for video

Offering Summary

2000 Old Sylacauga Hwy
Sylacauga, AL 35150

Property Details:

- Lease Rate: \$5/SF NNN
- Sale Price: ~~\$8,500,000~~ \$7,500,000
- Price / SF: ~~\$51.51~~ \$45.45
- Building Size: 165,000 SF
- Available SF: 165,000 SF
- Lot Size: 36 Acres
- Year Built: 2016 / 2021
- Zoning: Non-Zoned Talladega County
- Office Space: 1,452 +/- SF
- Ceiling Height: 16' to 28'
- Clear Height: 14' to 26'
- Column Spacing: 26' to 75'
- Dock Doors: 7 (9'x10')
- Drive-in Doors: 2 (14'x12')

For more information:

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Additional Photos

2000 Old Sylacauga Hwy
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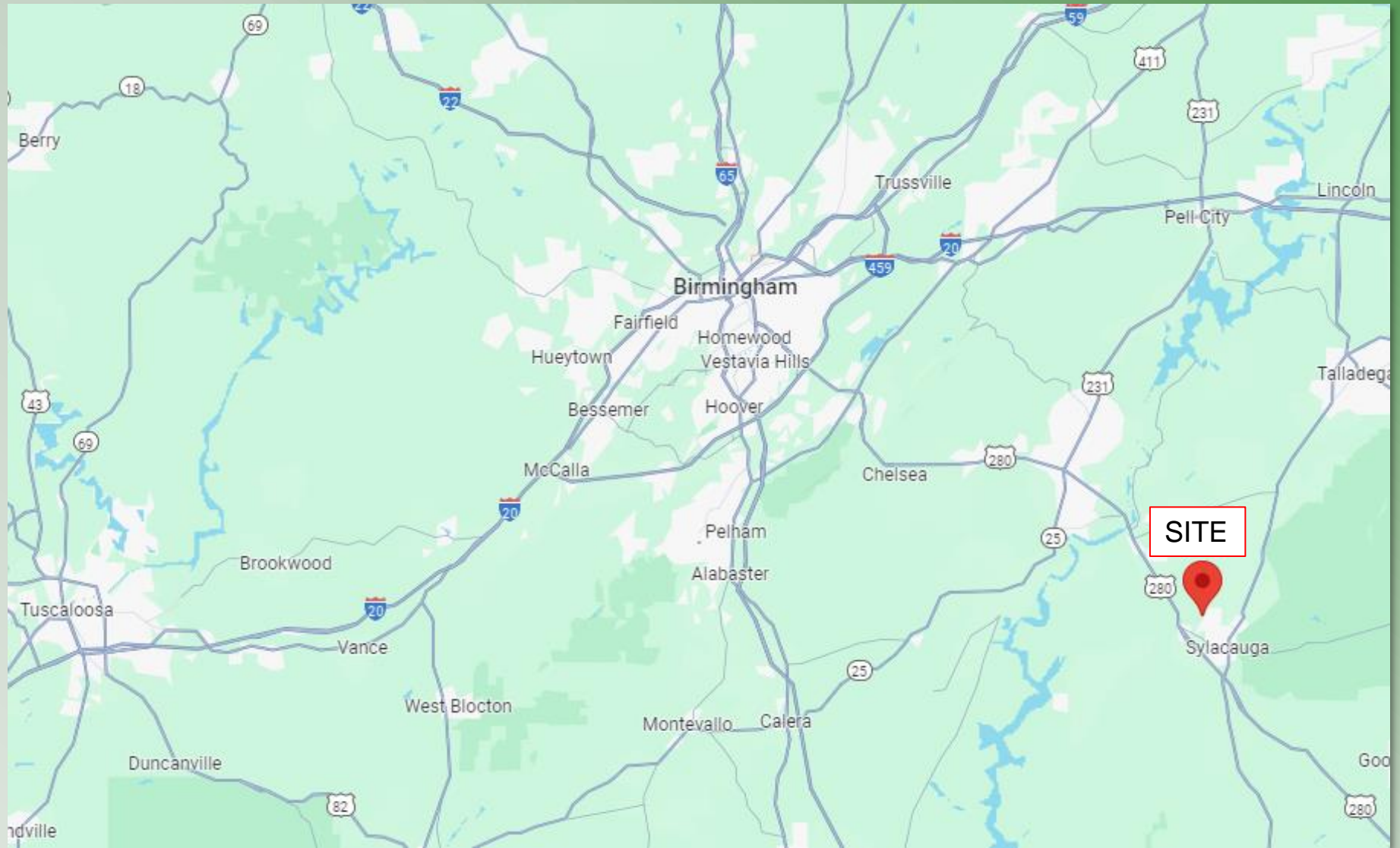
Additional Photos

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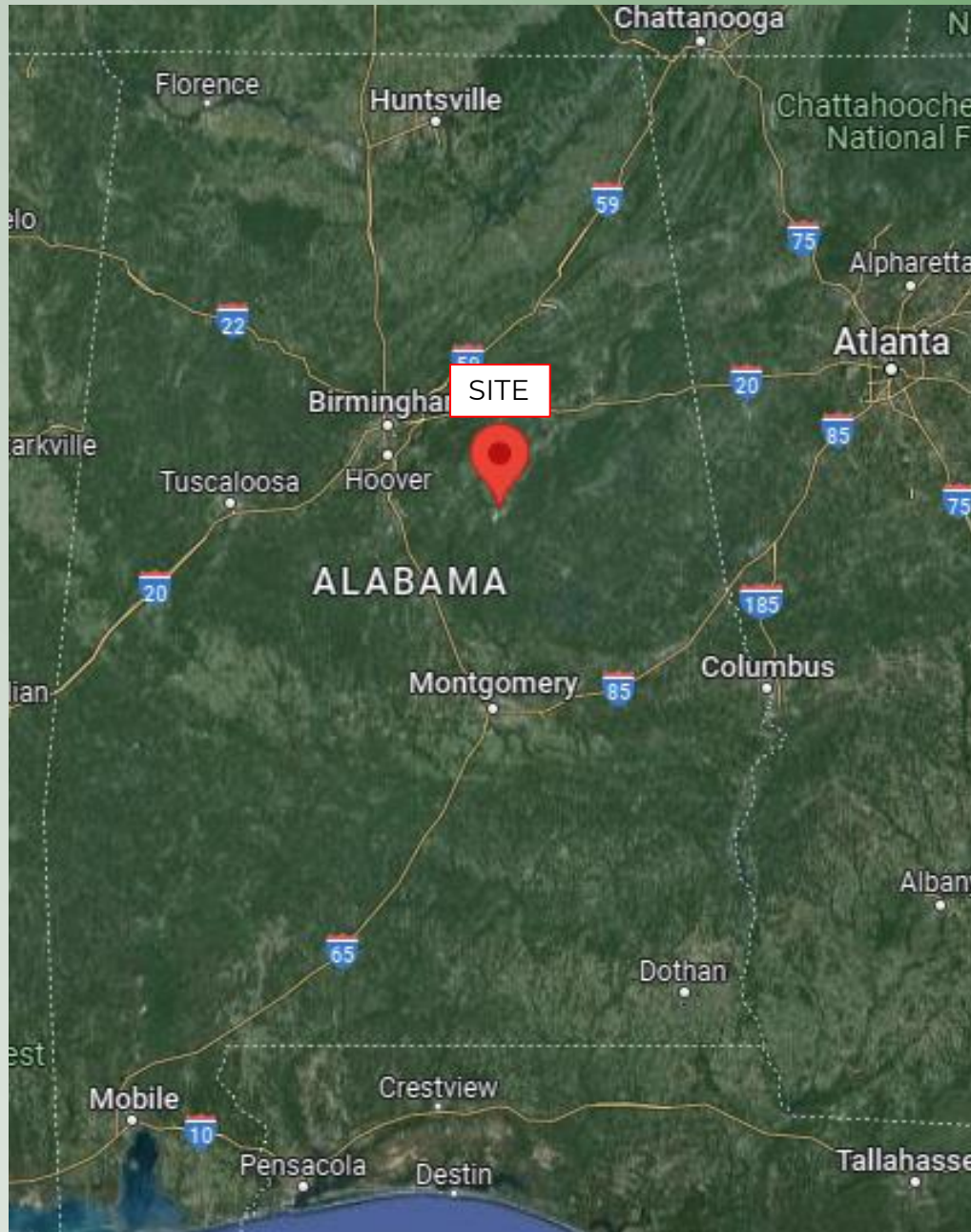
Location Map

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Vicinity Map

2000 Old Sylacauga Hwy
Sylacauga, AL 35150



Birmingham, AL: 44 Miles

Bessemer, AL: 54 Miles

Auburn, AL: 69 Miles

Montgomery, AL: 70 Miles

Tuscaloosa, AL: 93 Miles

Columbus, GA: 101 Miles

Atlanta, GA: 129 Miles

Huntsville, AL: 144 Miles

Mobile, AL: 237 Miles

U.S. Hwy 280: 3.5 Miles

I-20: 33 Miles

I-65: 36 Miles

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**All information provided is deemed reliable but not guaranteed.*