



OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Building Size:	34,200 SF
Office Size:	4,200 SF
Lot Size:	1.5 Acres
Zoning:	M-3

PROPERTY OVERVIEW

34,200 SF Industrial Building for lease on Thomason Avenue in an Industrial Park off Air Base Boulevard in the Southwestern area of Montgomery, AL. This location is ideal and is located 8 miles from the Hyundai Car Manufacturing Plant, and 2 miles from the I-65 and I-85 junction. The building has 30,000 square feet of warehouse or production area, with a 22-foot ceiling height. The office measures 4,200 square feet and has a reception area, break room, and conference room, as well as other amenities. The building has 215 feet of frontage on Thomason Avenue and sits on a 1.5-acre lot. There are 30 paved parking spaces, 2 drive-in doors, and 3 dock-high doors. The building will be Available July 1st, 2026. Call Michael Hodges today @ 334-315-5492 if you are interested or would like any further information!

PROPERTY HIGHLIGHTS

- 30,000 SF warehouse or production
- 4,200 SF of office space
- Zoned M-3 (General Industry)
- Ceiling height: 22 ft.
- Exterior walls: tilt-up concrete
- Number of dock high doors: 3
- Number of drive-in doors: 2

3230 THOMASON AVENUE | INDUSTRIAL PROPERTY FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	34,200 SF	Lease Rate:	\$4.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
3230 Thomason Avenue	34,200 SF	NNN	\$4.50 SF/yr

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

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EXTERIOR PHOTOS



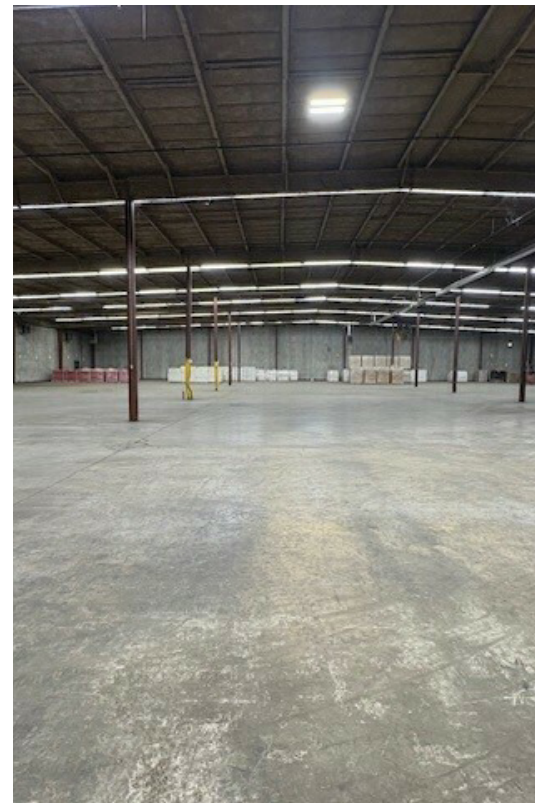
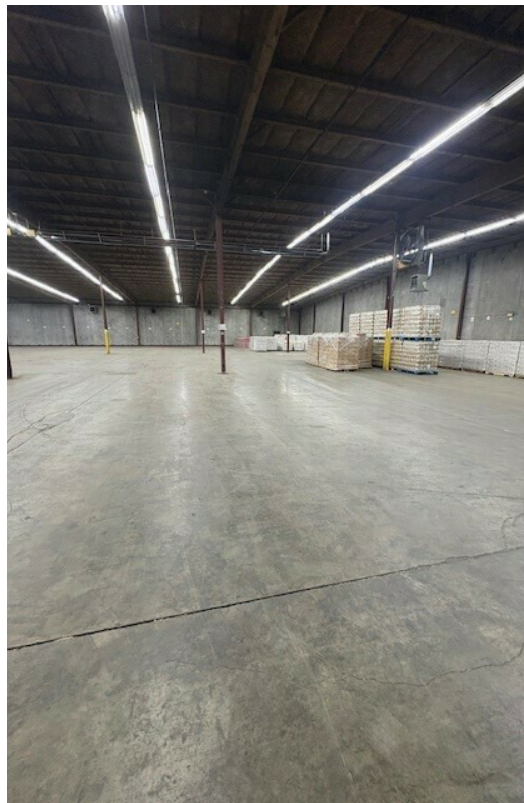
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INTERIOR PHOTOS



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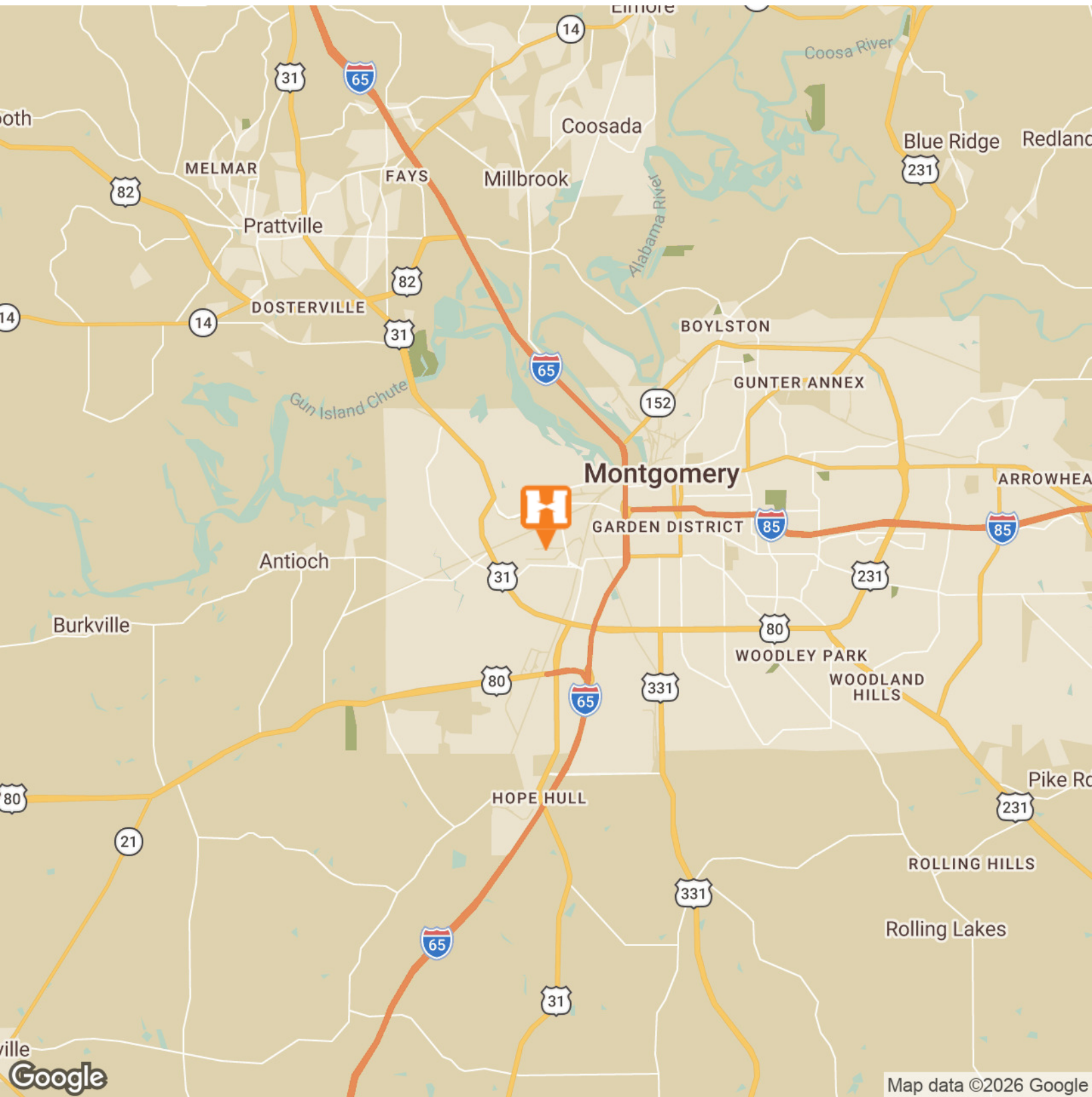
3230 THOMASON AVENUE | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



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Commercial Real Estate



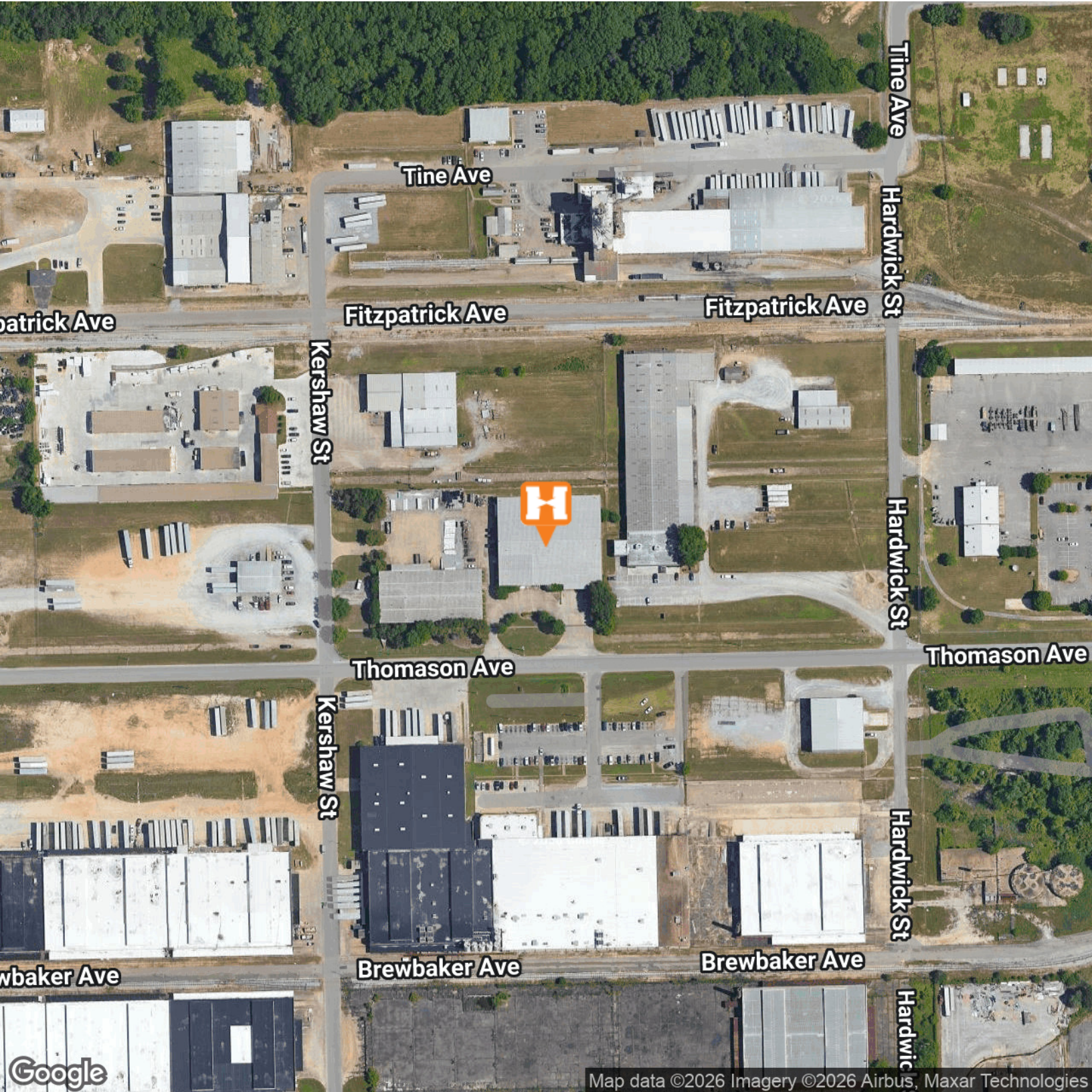
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AERIAL MAP



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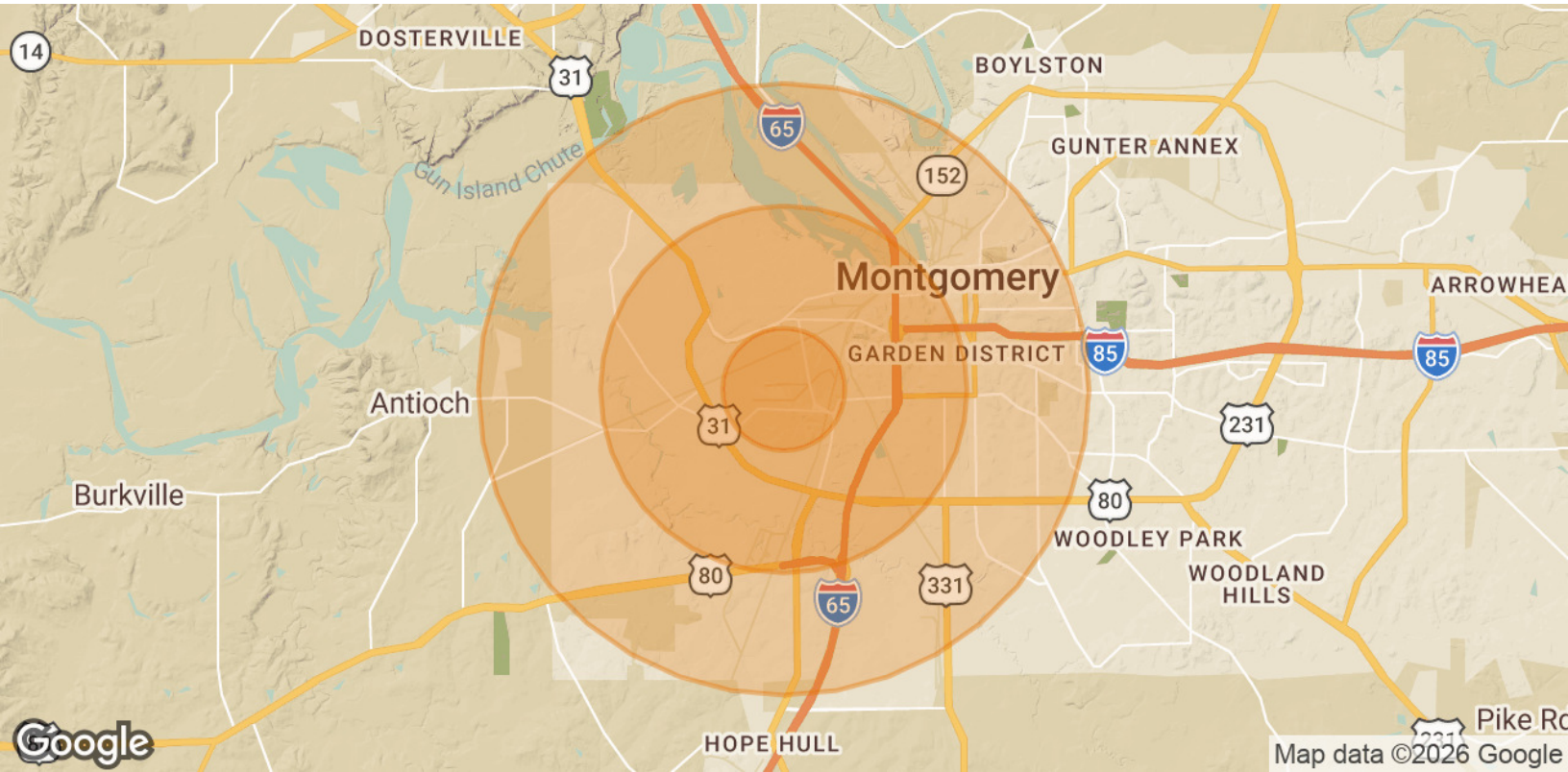
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DEMOGRAPHICS MAP & REPORT



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Commercial Real Estate



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,792	20,295	56,307
Average Age	37.0	39.5	37.9
Average Age (Male)	34.3	38.9	36.8
Average Age (Female)	38.0	39.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	681	8,487	21,755
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$34,016	\$47,443	\$60,445
Average House Value	\$87,987	\$108,498	\$143,119

2023 American Community Survey (ACS)