

RUSSELL WAREHOUSE

FOR SUBLEASE



3145 Elmore Rd, Wetumpka, AL

CBRE

MOORE
MANAGEMENT | BROKERAGE | INVESTMENT

Executive Summary

PROPERTY DETAILS

Price:	Contact Agent
Warehouse Size:	374,000 SQFT
Dock Door:	15(10-13Ft)
Offices	8 Offices; 2 Conference Rooms
Ceiling Height:	17'-24'
Roof:	TPO
Walls:	Masonry
Floors:	6" Reinforced Concrete
Year Built:	1997
Fire Suppression:	100% Wet
Lighting	LED
Parking:	100±
Land Area:	20± Acres

PROPERTY HIGHLIGHTS

- This Superlative Warehouse is highly visible with frontage traffic counts of 12,595± AADT
- **Available SF 185,000-374,000 SF**
- The warehouse is exceedingly adaptable and can be customized to suit the specific requirements of different businesses
- Conveniently located with easy access to major transportation routes, making it easily accessible for suppliers, customers, and employees.
- Abundant on-site parking
- Within a 15 Minute Drive time from Interstate 65
- 4.9± Miles from the Heart of Wetumpka
- Wetumpka is one of the fastest-growing areas in Central Alabama
- Be a part of Wetumpka's growing business population

Central distribution location with extensive transportation infrastructure

- Port of Mobile (168± Miles)
- Port of New Orleans (310± Miles)
- Port of Savannah (337± Miles)
- Port of Charleston (462± Miles)
- Port Everglades(637± Miles)

Airports

- Wetumpka Municipal Airport (4.9± Miles)
- Montgomery Regional Airport (25± Miles)
- Birmingham-Shuttlesworth (94± Miles)
- Atlanta Hartsfield Jackson (154± Miles)
- Huntsville International Airport(178± Miles)
- Nashville International Airport (637± Miles)

Manufacturing Data



20% International distribution

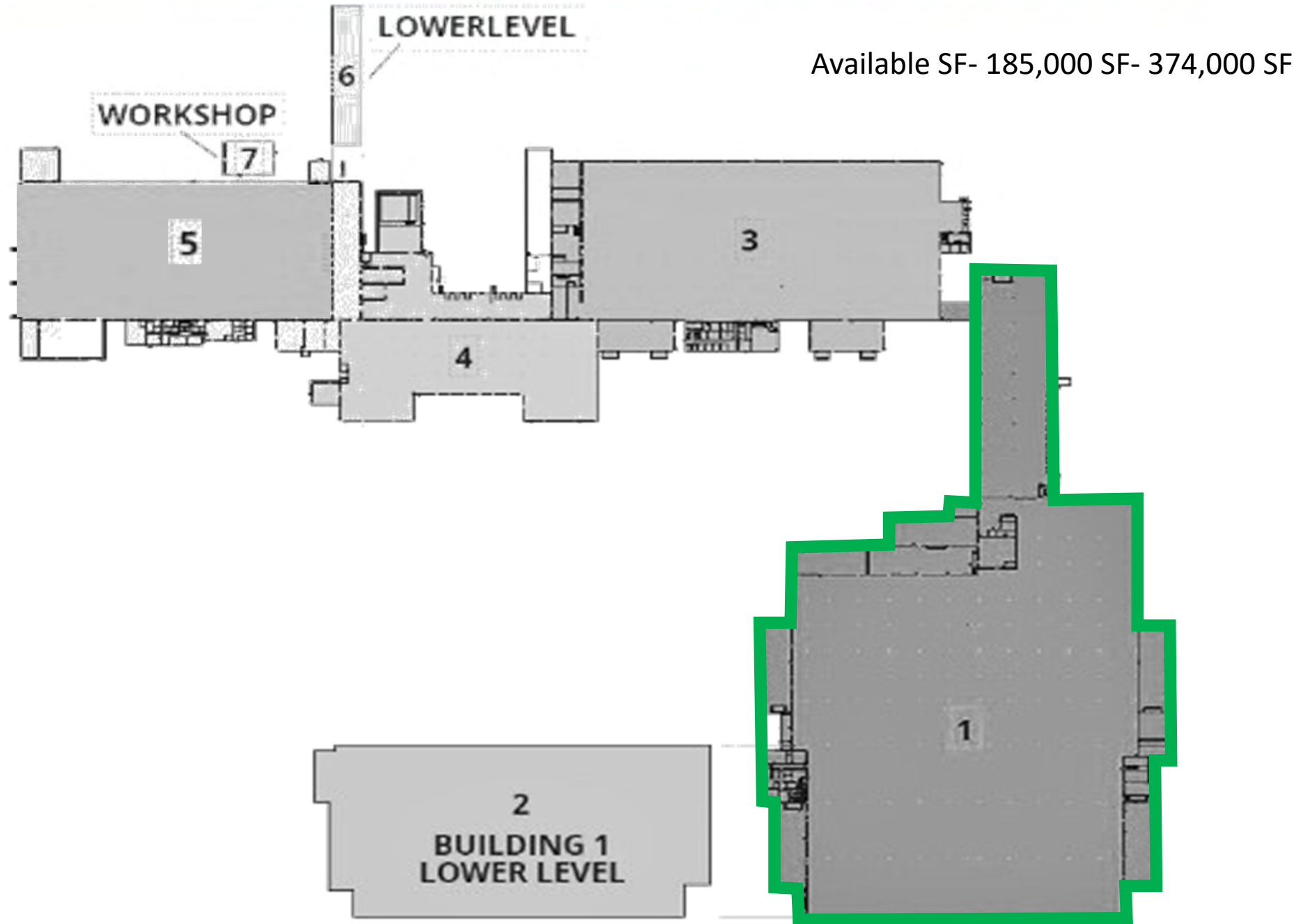
141,000 manufacturing Jobs in Alabama

16% Transportation manufacturing

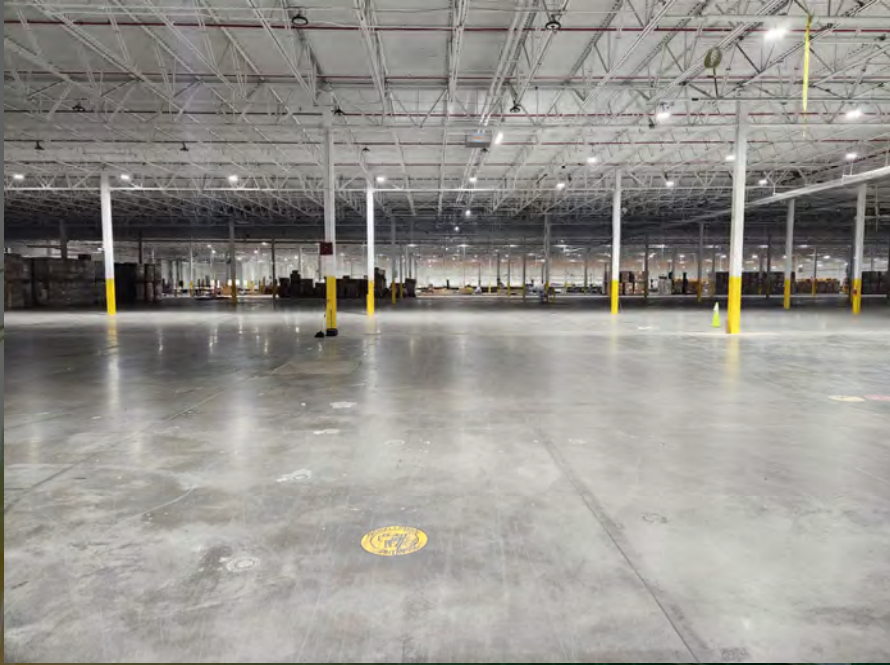


- ✓ Manufacturers in Alabama account for 16.21% of the total output in the state, employing 13.11% of the workforce. Total output from manufacturing was \$39.63 billion in 2021. In addition, there were an average of 270,000 manufacturing employees in Alabama in December 2021, with an average annual compensation of \$75,226.27 in 2021.
- ✓ Manufacturers help to drive the Alabama economy, with \$19.25 billion in manufactured goods exports in 2021.
- ✓ Toyota Manufacturing announced a \$222 million investment in a Huntsville facility to develop a new line of four-cylinder engines.
- ✓ Hyundai Motor Manufacturing Alabama (HMMA) will invest an additional \$292 million in new machinery and equipment to facilitate the production. HMMA celebrated the opening of a new cylinder head manufacturing plant, the third facility at HMMA, to support production of more than 650,000 engines per year. The 260,000 sqft facility represents a \$388 million investment and 50 new jobs. HMMA's investment in the region will total \$680 million within the last couple of years, strengthening the company's presence in the local community and demonstrating confidence in Montgomery's ability to support its growing workforce.

Floor Plan



Photos



Photos





Philip Yost, SIOR
Senior Vice President
CBRE

Philip.yost@cbre.com
205-262-4701



Gene Cody, CCIM
President
Moore Company Realty

gcody@mcrmpm.com
334-657-7257



Perry Patiño
Agent
Moore Company Realty

ppatino@mcrmpm.com
334-531-0125