

# 177 Technology Pkwy

Approx. 28,955 sqft, Gross Building Area on +/- 11.49 acres

177 Technology Pkwy  
Auburn, AL 36830



#### Available:

Approx. +/- 28,955 Sqft of GBA

#### Uses:

Two Story Flex Building: Former Data and Call Center. The property is zoned Industrial.

#### Purchase Price:

**\$3,000,000**

#### Location:

Conveniently located off Exit 51 and Exit 50 on the I-85 South Corridor between Atlanta and Montgomery. From Exit 51 on I-85 turn South on S College Street then right on Technology Pkwy and 177 Technology Pkwy is the first building on the left side of the road.

#### Summary:

Well maintained flex building that is an empty conditioned shell. Ample room for expansion with only +/- 4 acres of the +/- 11.49-acre site being used.

BUILDING FOR SALE



**COMPREHENSIVE**  
COMMERCIAL

**Craig Melton**

Broker

334-559-4914 Mobile

Comprehensivecre@gmail.com

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**YEAR BUILT/RENOVATED:**

Built in 1998 and currently in shell condition

**LOT SIZE:**

+/- 11.49 acres

**Occupancy:**

Formerly by ACI Worldwide as offices and call center

**DAILY TRAFFIC COUNT:**

15,900 on US 29/ S. College

**PROPERTY INFO:**

Great Access to Major Interstate I-85  
138 Parking Stalls  
1 Elevator  
2 Chillers  
1 Generator  
1 Dock High Door  
Multiple Large Bathrooms  
Plenty of dining and shopping nearby  
Several daycares within 2 miles



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## Property Photos



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## Aerial Map



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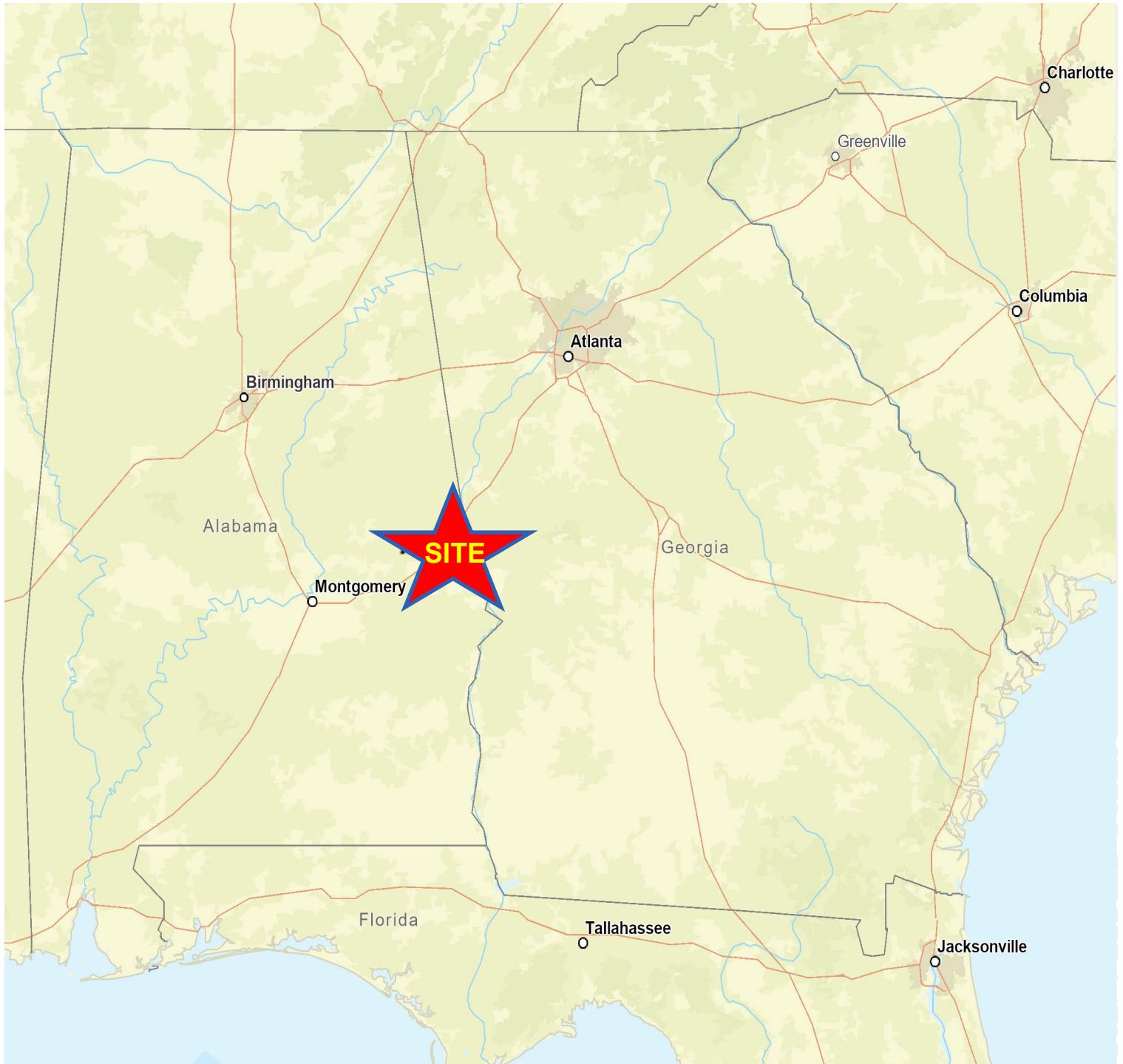
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## Location Map



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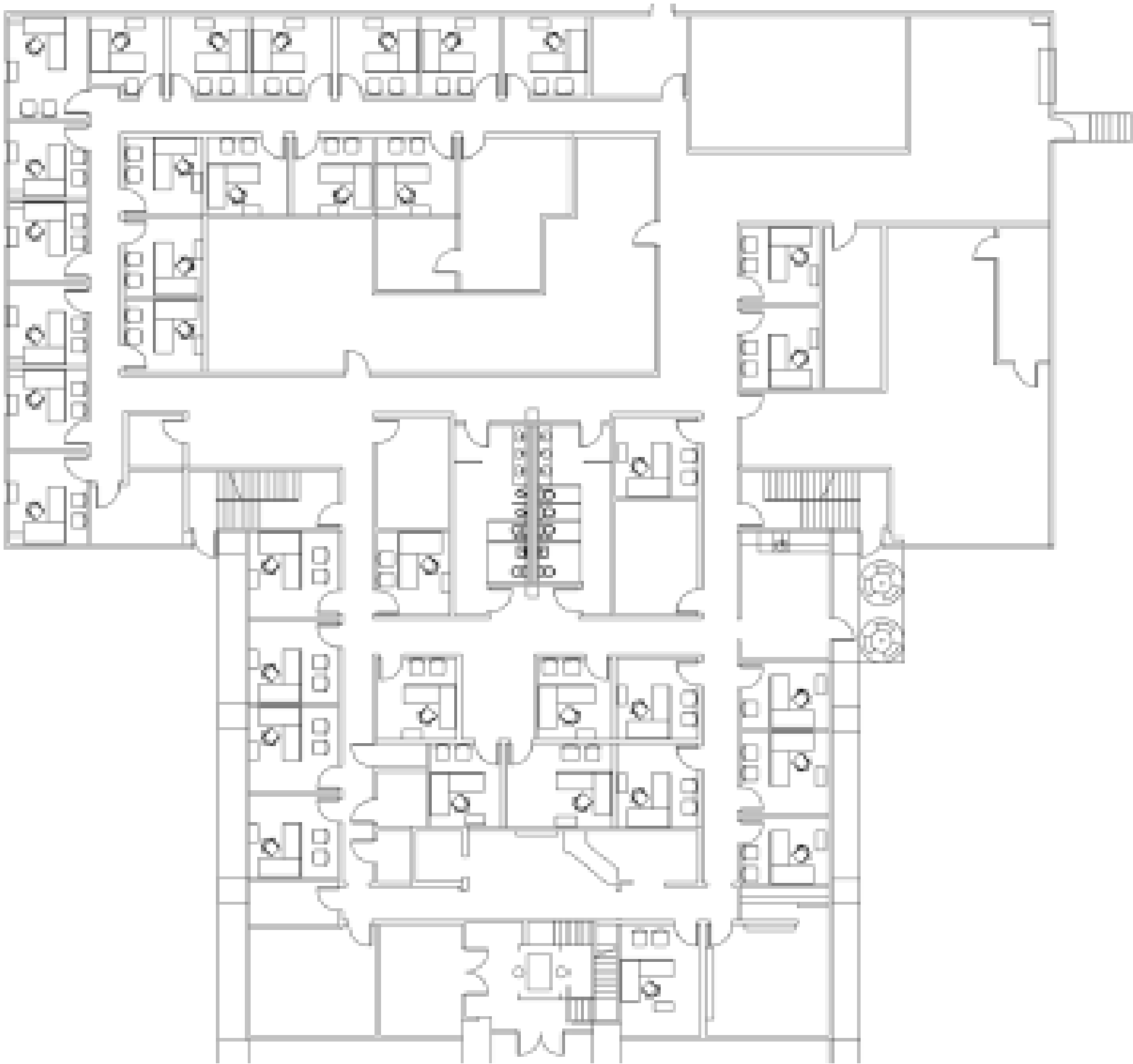
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**Original - 1<sup>st</sup> Floor Plan – Wide Open the Offices have been removed**



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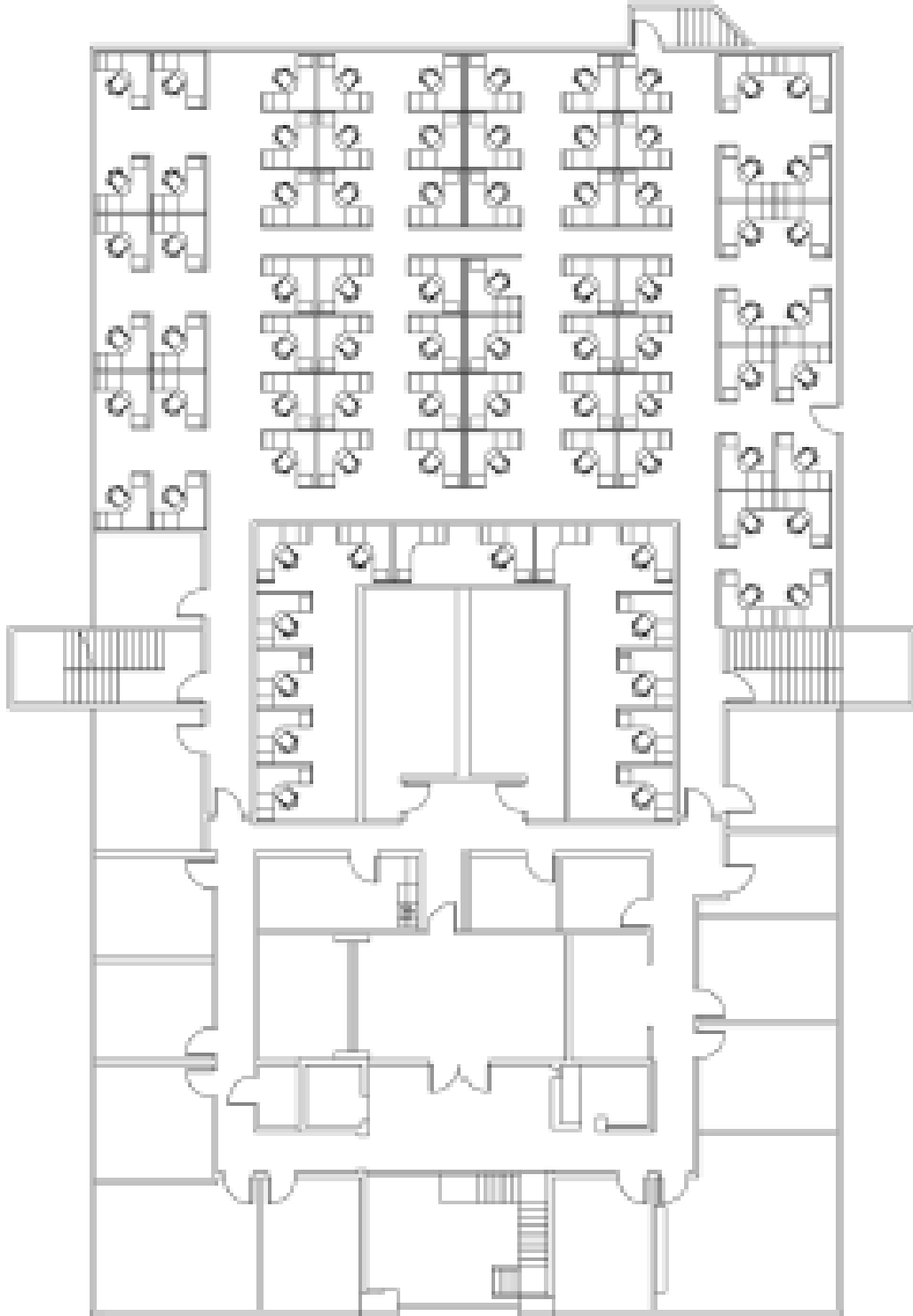
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