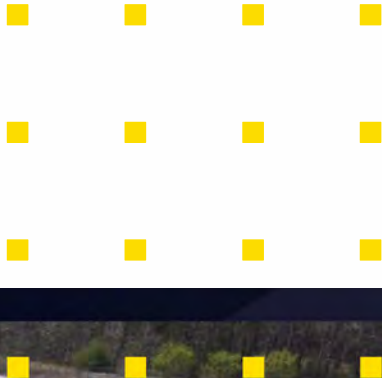


**For Sale**

# World Class Manufacturing Facility

**1101 JETER AVENUE, OPELIKA, ALABAMA**

400,000 SF | 34.5 Acres (approximately)



# Key highlights

1101 Jeter Avenue, Opelika, Alabama

Built in 2007 and renovated in 2017, the property has been impeccably maintained as an advanced manufacturing facility for a Fortune 200 Healthcare Company.

The 400,000 square foot property supported 4 shifts and 520 employees at the height of its operation.

2007  
Year built

2017  
Renovated

400K SF  
Square Feet

34.5  
Acres

## Infrastructure includes



Clean rooms



2 electrical feeds  
with automatic  
switchover flywheel



Compressed air and water



7 cooling towers and  
23 air handlers



4 tubular natural  
gas boilers



Manufacturing equipment  
is also available within  
the facility.



## Location summary

With prime access to Interstate-85 corridor and a location between Atlanta and Montgomery, Opelika is a short 75-minute drive to Atlanta's Hartsfield- Jackson International Airport and provides excellent accessibility for transportation and logistical needs.

Opelika is one of the fastest growing communities in Alabama and has been recognized as a Best Small City for Business by the US Chamber of Commerce and one of the South's Best Cities by Southern Living. Opelika earned its moniker as the first "Smart City" in the State of Alabama with a state-of-the-art 425-mile fiber optic system providing high-speed internet to every home and business in Opelika. The Opelika Chamber has played a critical role in raising the profile of our community to achieve these milestones.

Opelika is home to several world class companies such as: Pharmavite, Mando, Hanwha, Golden State Foods, Afni, Wal-Mart and Jo-Ann Stores.

Additionally, Opelika is adjacent to the thriving Auburn University, one of the country's leading science and engineering institutions, with over 33,000 students and 1,300 faculty members.

Opelika presents unparalleled opportunities for business, commercial, retail and industrial development, as well as an exceptional quality of life.







# Building Aerial

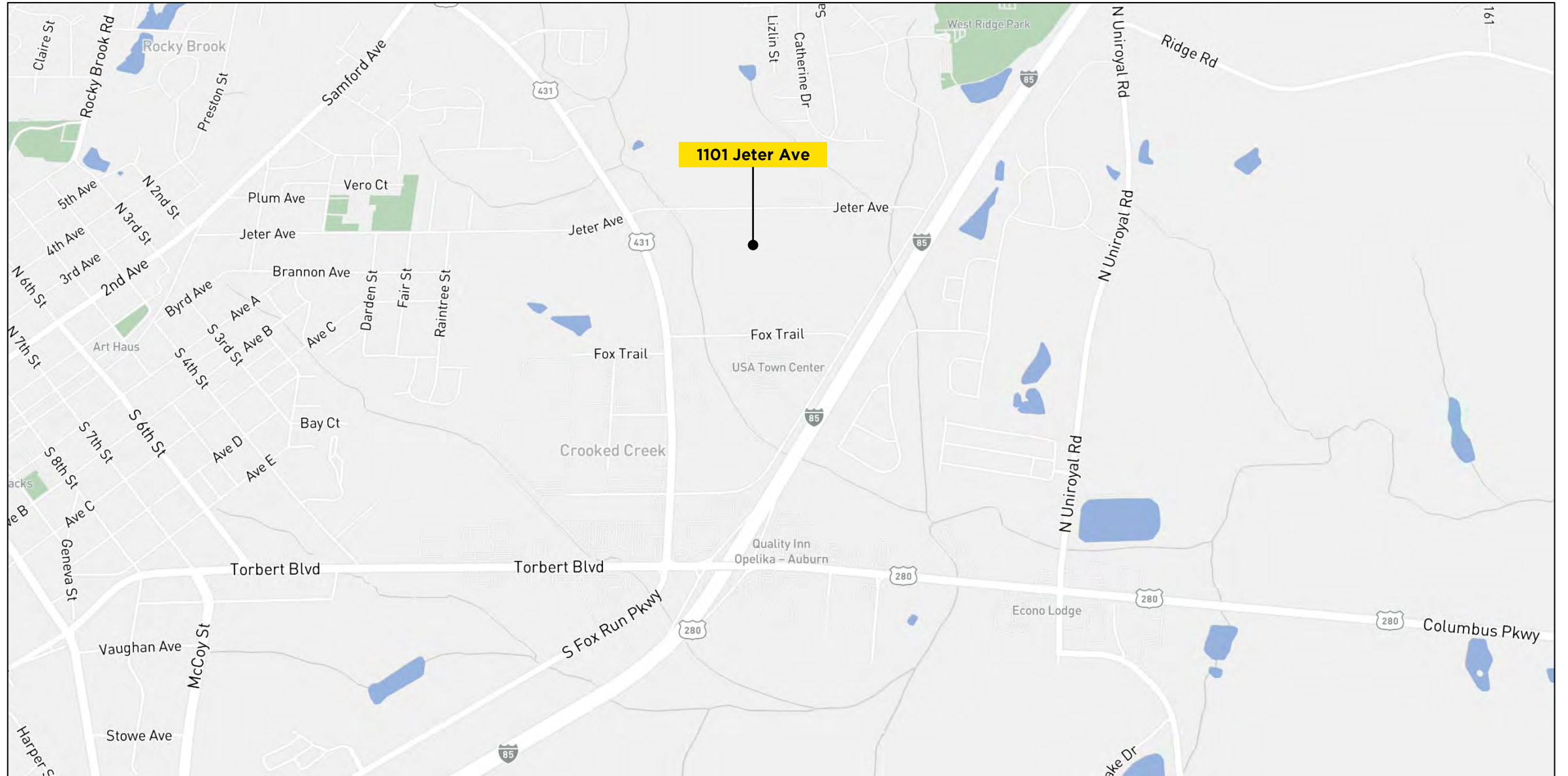


# Aerial Map





# Location map

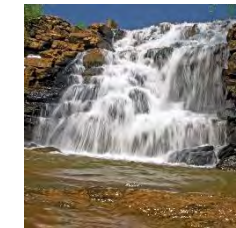
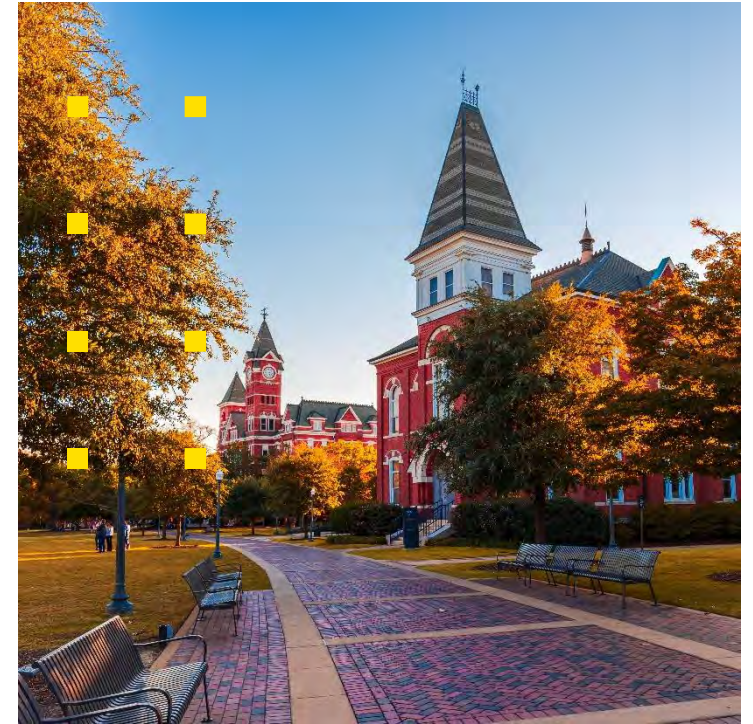
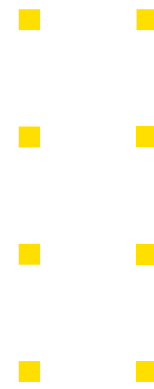




# Industry in Opelika

Like most of Alabama's counties, farming was the prevailing occupation of Lee County until well into the twentieth century. Cotton, corn, and cattle served as the county's main agricultural products. In recent decades, the economy has shifted to service and industry. Today almost 50 percent of the MSA's workforce is employed in education, manufacturing, and healthcare services.

The county has continued its recent economic growth by recruiting businesses that are interested in employing Auburn University graduates with degrees in engineering, accounting and business, ensuring residents and graduates stay in the city.



# Disclaimer

Savills Inc. and Colliers, representatives of the Seller, is solely authorized to present this property investment offering (the "Offering"). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1101 Jeter Avenue, Opelika, Alabama.

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Fault" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which many arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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