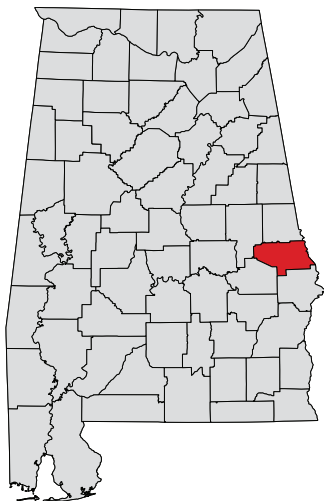


# 120,000 SF INDUSTRIAL FACILITY

2270 Riley St. • Auburn, AL 36832

## ***AVAILABLE FOR LEASE***



**Auburn, AL**

### ***For More Information and Pricing Contact:***

**Clayton McKinnon**  
Regional Development Director  
P.O. Box 660864  
Birmingham, AL 35266  
cmckinnon@agracel.com  
Cell: 205.447.0784

[www.agracel.com](http://www.agracel.com)

## property highlights

### Building

Building Size	120,000 sf
Office	2,061 sf (included in warehouse sf)
Site	10 acres
Parking	Concrete and Asphalt
Eave Heights	30' - 34'
Floors	8" Concrete Slab-on-Grade
Roofing	Pitched, Standing Seam Metal
Structure	Steel & CMU
HVAC	Fully Conditioned
Sprinkler System	Wet system
Dock Doors	5 incl. 4 w/Dock levelers
Drive in Door	1 - Oversized

### Utilities

Gas	Spire
Power	Alabama Power Company 2,000 AMP Switchgear
Water	City of Auburn
Sewer	City of Auburn
Data/Fiber	Available through - AT&T, Spectrum and WOW

### The Advantage

- Located in the fastest growing Metro in Alabama
- Proximity to Major New Industrial Developments
- Vital Workforce Availability
- Located in the Booming Auburn-Opelika Industrial Market
- Exceptional Connectivity and Accessibility



#### Auburn Is Home To

Over 50 Industrial-Based  
Companies Including 25 Foreign-  
Owned Manufacturing Operations



#### Auburn University

Less Than 5 Mi. N Of Subject Property  
Employs 5,550 People  
Over 30,000 Students Enrolled



#### 504,883 Residents

Live In The Greater Columbus-  
Auburn-Opelika, GA-AL CSA



### Transportation Accessibility

Interstate	Direct Access to I-85
Access Hwy	U.S. Route 29
Airports	(9) miles west of Auburn University Regional Airport Hour and half from Hartsfield-Jackson International Airport
Rail	CSX Class 1 main line

