

# FOR LEASE

2251 Old Curtis Rd, Elba, AL 36323

# NAI TALCOR



## Distribution/Storage | Multi-Tenant

- Located off US-HWY 84 & Industrial Blvd
- 156,405 Sq. Ft. - Flexible division options
- 4-acre concrete slab available for storage
- Interior & Exterior updates in progress
- 2 offices + 6 restrooms
- 2nd-Level Platform: 5,966 Sq. Ft.
- 12 Loading Docks with 16' Drive-in Door
- Eave Height: 22' | Clear Height: 25'
- Column Spacing: 25'x50'
- Rear Sliding Door: 22.5' high x 25' wide
- Rear Roll-Up Door: 16' x 16'
- 3-phase electrical + Gated Property
- Convenient to I-85, I-65, I-10
- Port of Mobile, AL (148 mi) Port of PCB, FL (107 mi)

### OFFERING SUMMARY

<b>BUILDING SIZE</b>	156,405 +/- SF (can be divided)
<b>LEASE RATE</b>	\$4.00 SF/yr (MG)
<b>ZONING</b>	Industrial
<b>CONSTRUCTED</b>	1979
<b>LAST RENOVATED</b>	2024 - In Progress

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	10,750	74,044	169,295
Average HH Income:	\$47,417	\$55,800	\$50,460

[DRONE VIDEO TOUR](#)

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## PROPERTY DESCRIPTION

This expansive building, formerly used as a trailer manufacturing facility, offers 156,405 Sq. Ft. of warehouse space with flexible layout options to accommodate various size requirements. Adjacent to the warehouse is a 4-acre reinforced concrete slab available for lease, providing ample space for outdoor storage.

### Location Benefits:

The location of Elba places it within a convenient distance of major interstates and commercial airports, including I-85, I-65, I-10, Dothan Airport (45 mi), and Montgomery Airport (77 mi). Moreover, the property is located 107 miles from the Port of Panama City Beach, FL and 148 miles from the Port of Mobile, AL.



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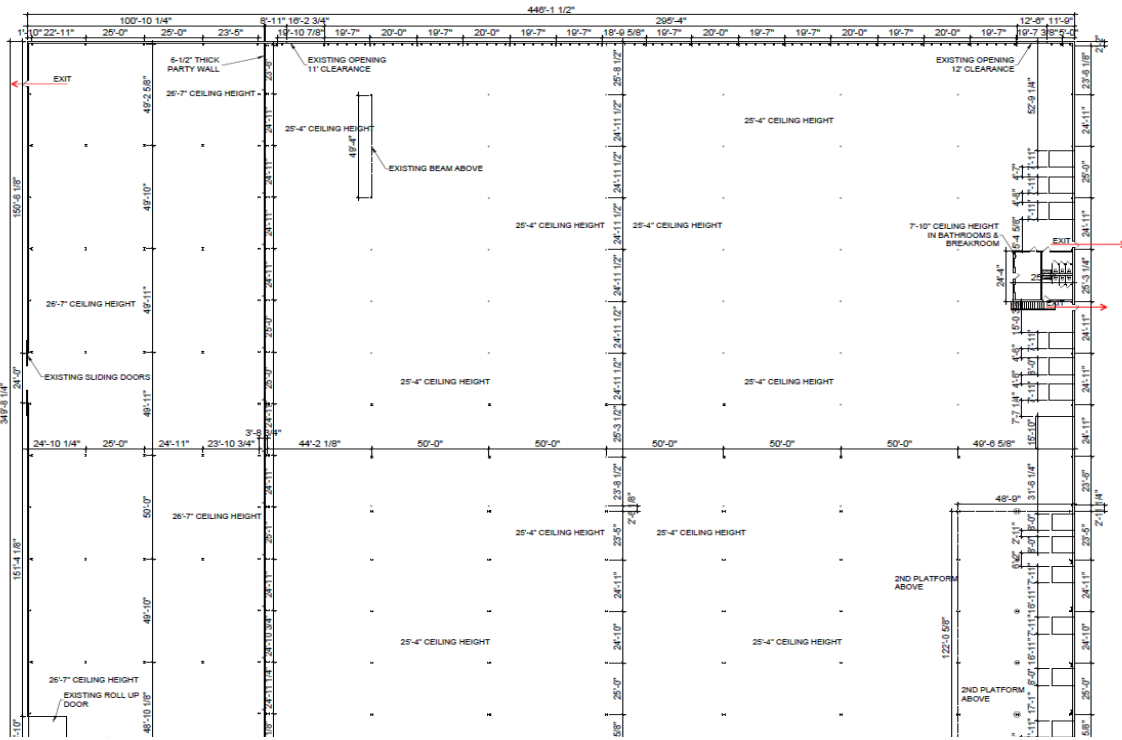
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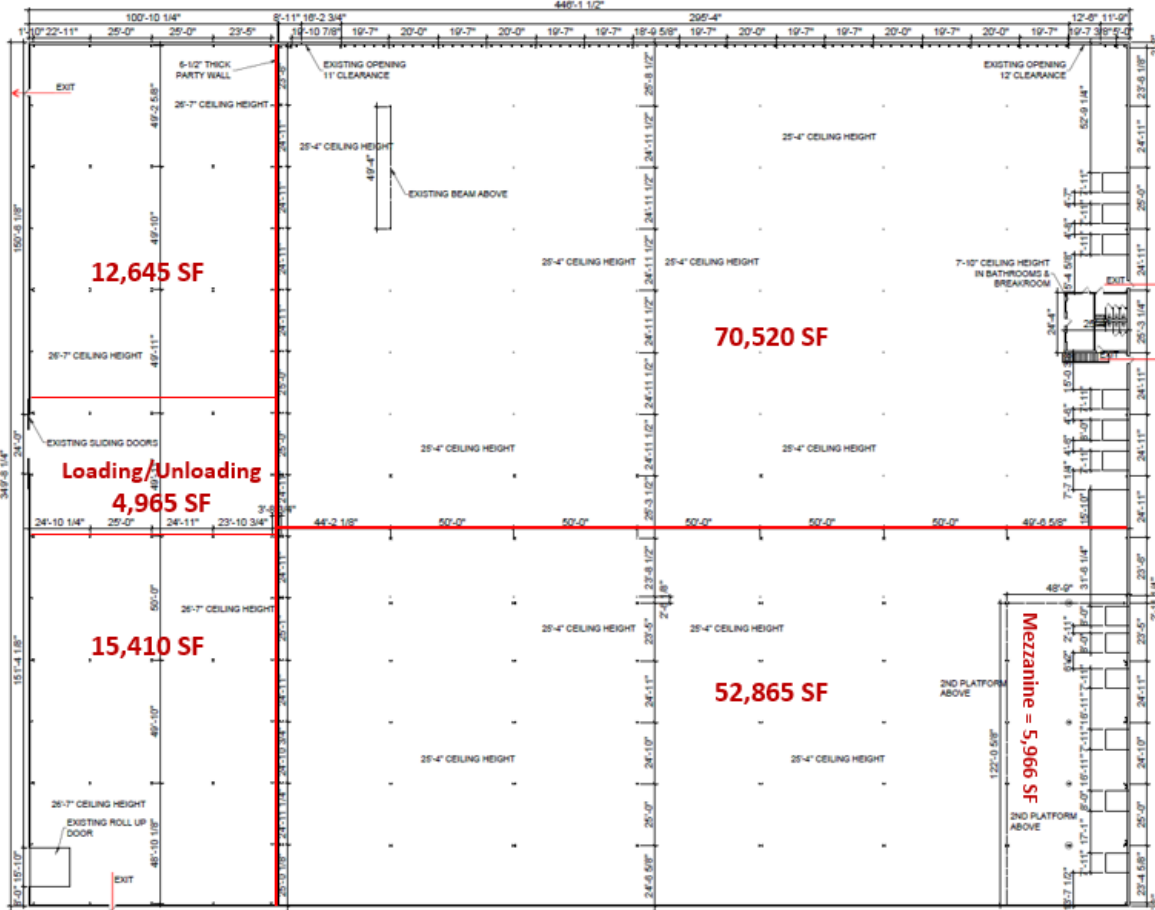
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**TOTAL SF: 156,405 SF**

**VARIOUS DIVISION OPTIONS POSSIBLE**



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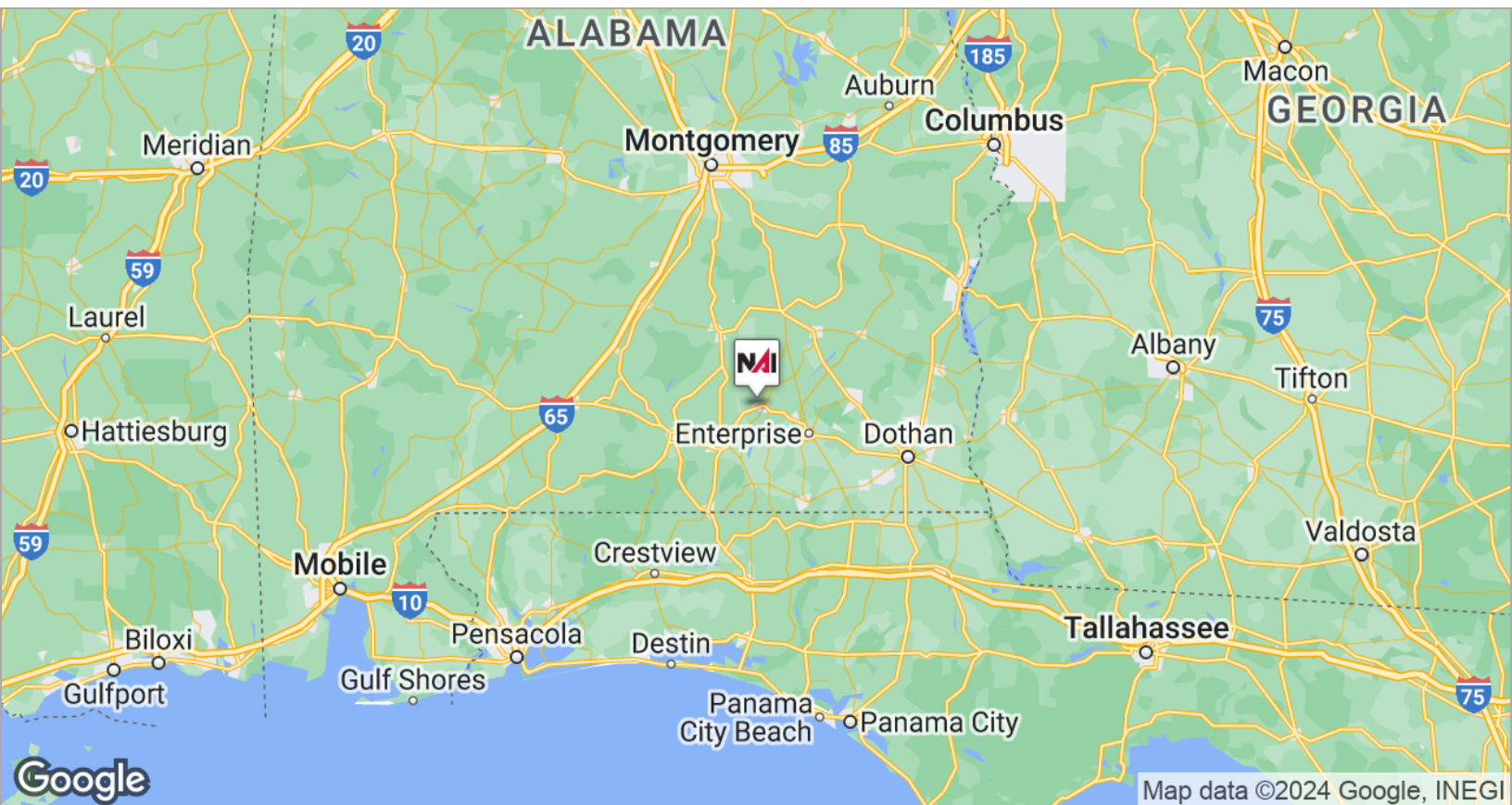
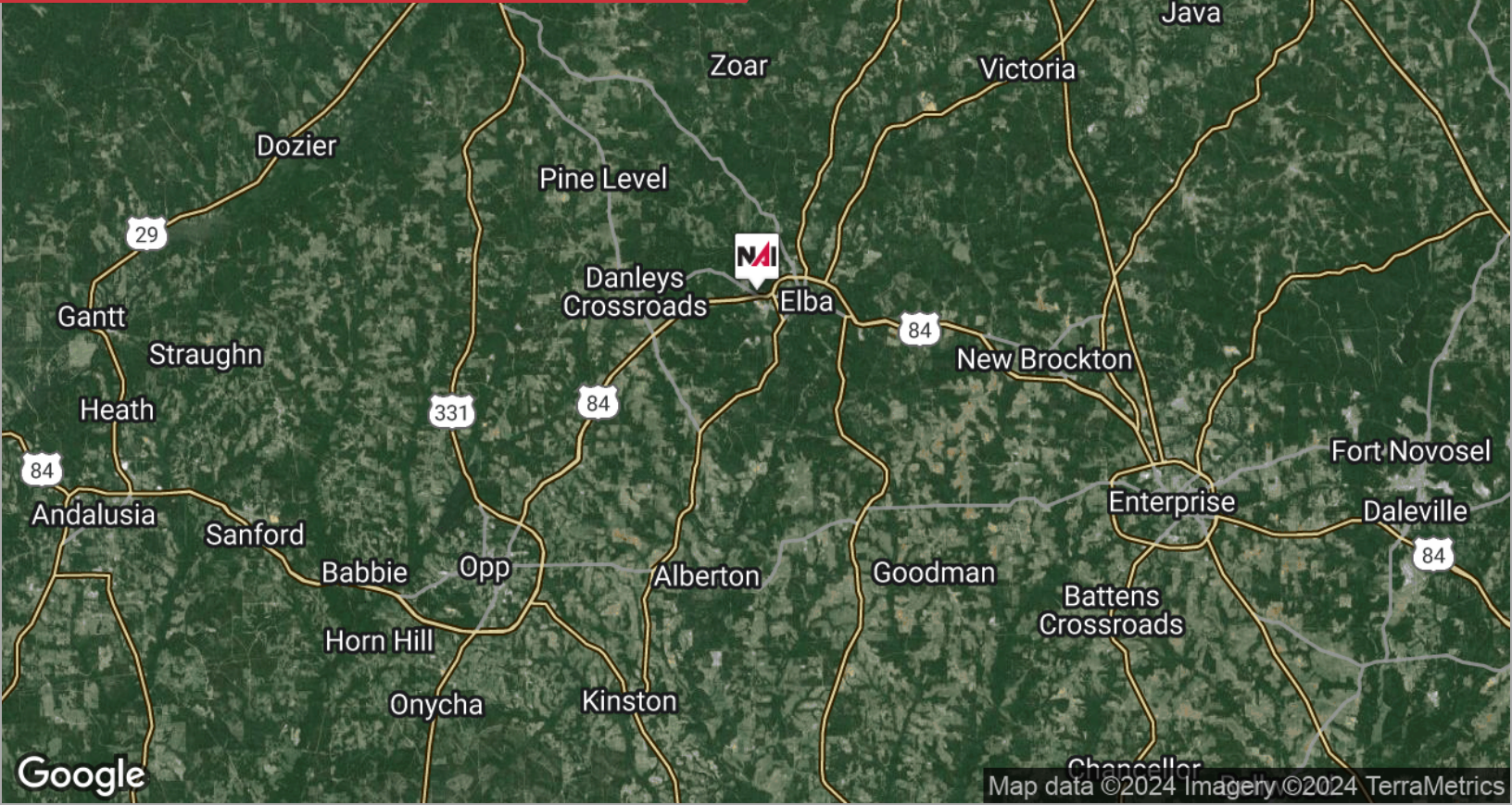
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# LOCATION MAPS

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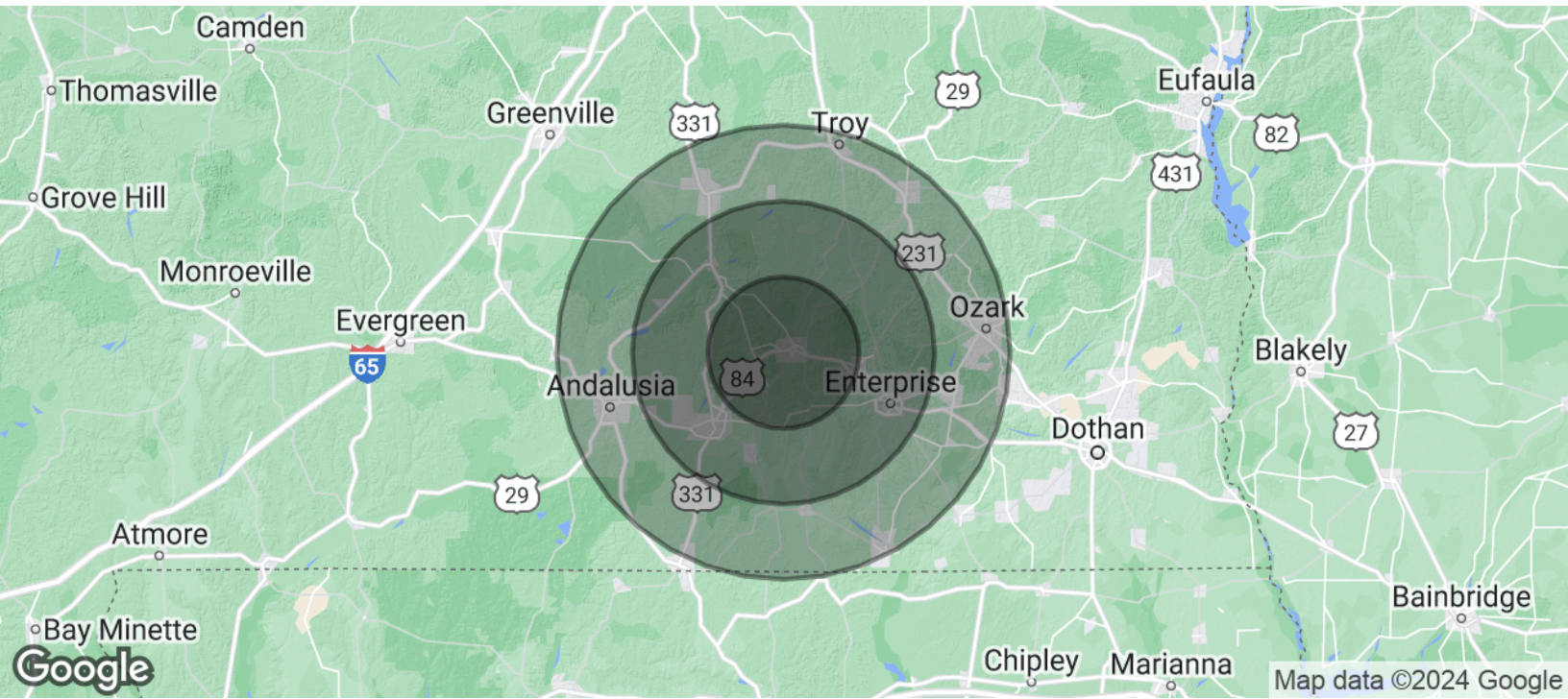
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# DEMOGRAPHICS

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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	10,750	74,044	169,295
Average Age	46.4	39.9	39.7
Average Age (Male)	42.2	37.7	37.9
Average Age (Female)	49.6	42.0	41.5

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,222	33,965	80,000
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$47,417	\$55,800	\$50,460
Average House Value	\$121,430	\$139,096	\$126,892

2020 American Community Survey (ACS)

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