

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Price:	\$4.00 SF/YR
Building SF:	217,000 SF
Available SF:	217,000 SF
Lot Size:	11.6 Acres
Price / SF:	\$20.74
Year Built:	1993
Zoning:	Industrial
Market:	Birmingham (Anniston and Tuscaloosa), AL
Submarket:	Chilton County

## PROPERTY OVERVIEW

Rail-served industrial facility available for sale or lease in Maplesville, AL. This 223,307±/- SF property features Norfolk Southern rail access, 3,000 amps of 480V 3-phase power, multiple dock doors, and a functional layout for manufacturing or processing users. Formerly a paper converting plant, the facility includes 5,000 SF of office space, full sprinkler coverage with on-site water storage, and existing production infrastructure. Located within 50 miles of Birmingham and Montgomery, offering a cost-effective solution for regional and rail-dependent operations. For more information or to schedule your tour, contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- On-site Norfolk Southern rail spur for direct bulk material handling
- Approx. 200,000-gallon on-site water storage tank supporting fire protection system
- Established layout with dedicated production, storage, and shipping areas
- Ceiling heights vary to accommodate multiple industrial uses
- Compressed air lines are installed throughout the facility
- Ample on-site parking for employees and operations
- Supporting infrastructure in place for immediate occupancy
- Approximately 18 miles to I-65, providing regional highway access
- Within ~50 miles of Tuscaloosa (in addition to Birmingham & Montgomery)
- Located in Chilton County with a business-friendly, low-cost operating environment
- Former paper converting plant with existing production infrastructure in place

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244 WARNER RD. CHILTON COUNTY, AL | INDUSTRIAL PROPERTY FOR SALE & LEASE

# EXTERIOR PHOTOS



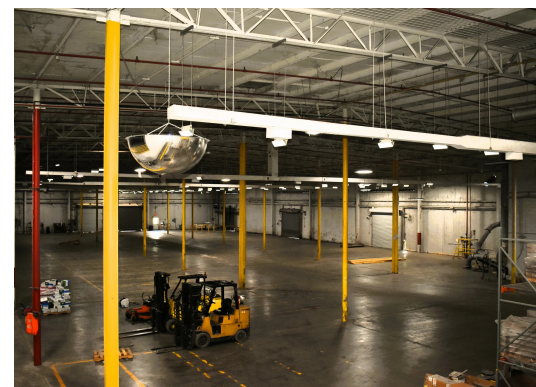
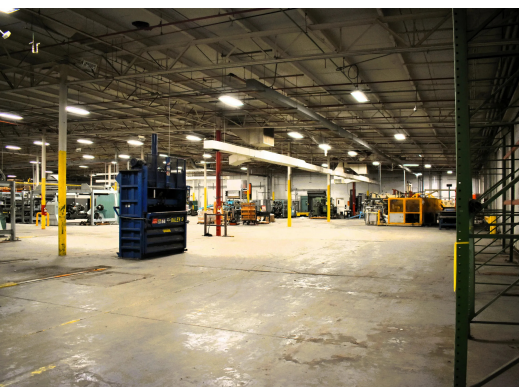
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# INTERIOR PHOTOS



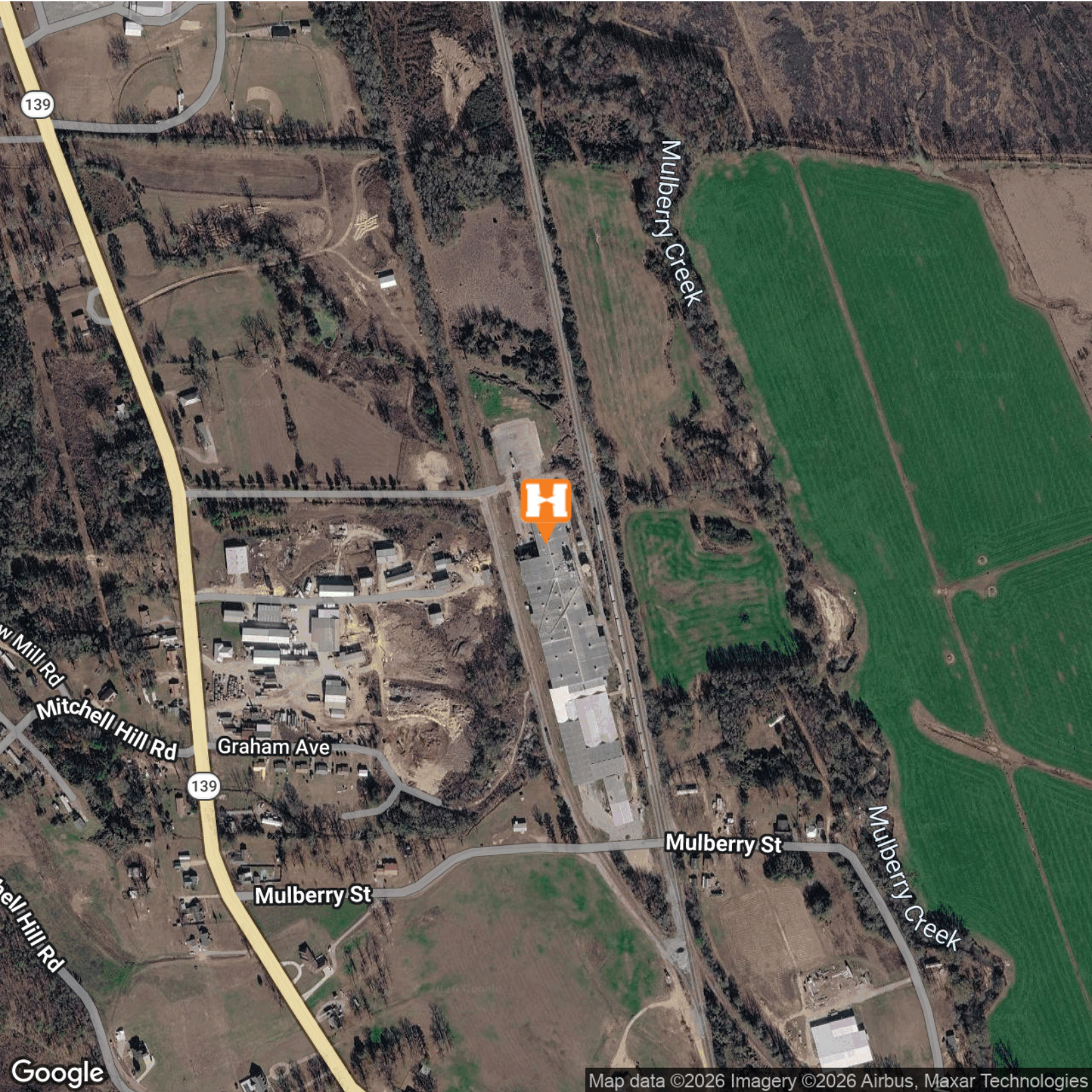
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# AERIAL MAP



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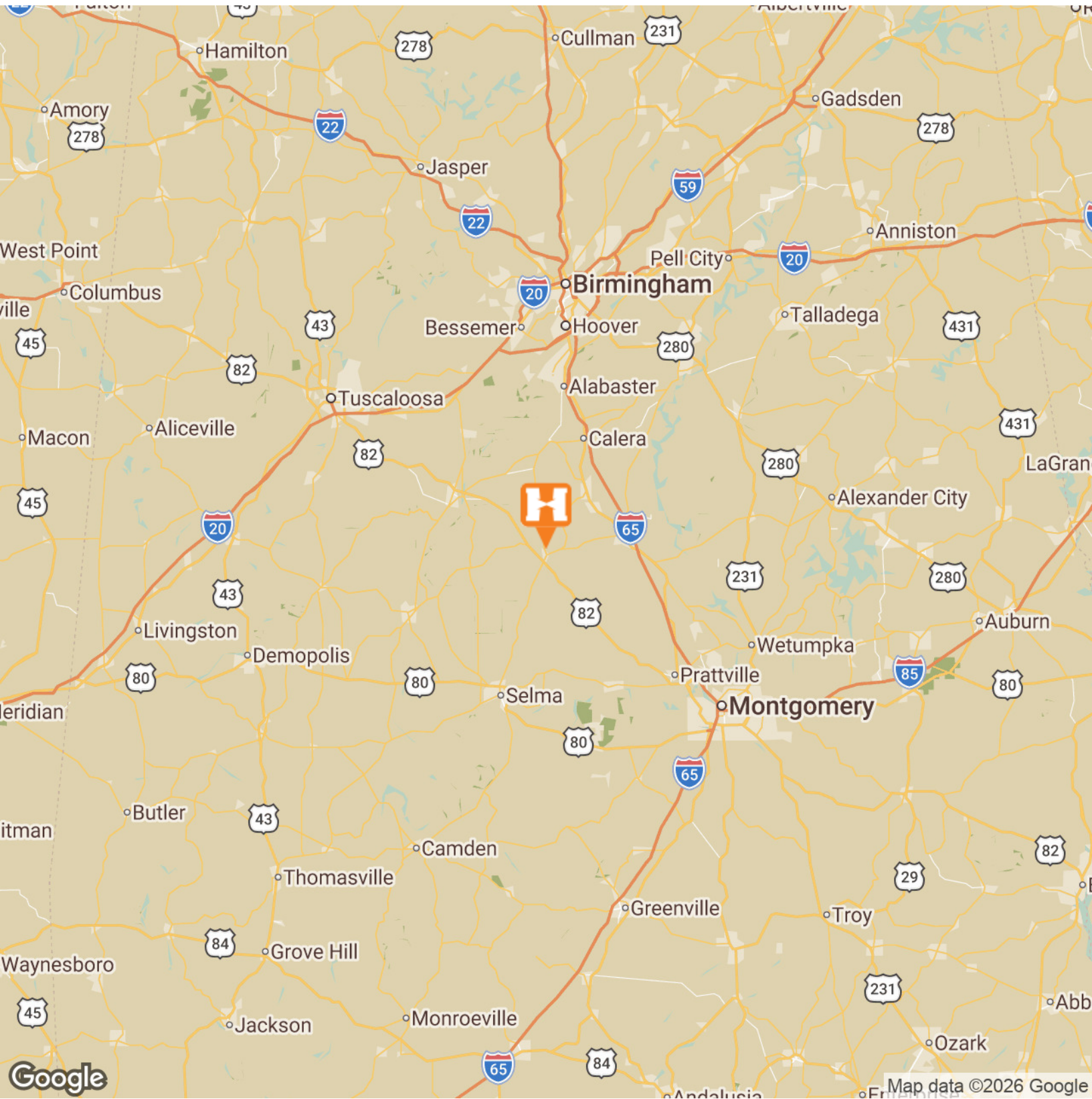
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# LOCATION MAP



# Hodges

Commercial Real Estate



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# DEMOGRAPHICS MAP & REPORT



# Hodges

Commercial Real Estate



POPULATION	5 MILES	25 MILES	50 MILES
Total Population	1,665	95,375	1,191,111
Average Age	43.1	39.4	38.6
Average Age (Male)	45.1	39.0	37.1
Average Age (Female)	42.8	40.4	40.0

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	581	36,007	463,419
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$83,114	\$73,323	\$93,521
Average House Value	\$152,051	\$156,942	\$267,301

2023 American Community Survey (ACS)