

RARE OFFICE SPACE-GUNTER INDUSTRIAL PARK

2765 Gunter Park Drive West, Montgomery, AL 36109



PROPERTY HIGHLIGHTS

- This office space currently offers an efficient floor plan with 12 private offices
- 2 conference rooms
- A reception area
- Storage/file space
- Break area
- Abundant surface level parking
- Easy access to all areas of the Tri-County area via the Northern/Eastern Bypass
- Convenient access to Gunter Air Force base
- Also in close proximity to restaurants, shopping, residential areas and other amenities.

PROPERTY DESCRIPTION

Rare office space available in Gunter Industrial Park.

LOCATION DESCRIPTION

Gunter Industrial Park offers an ideal commercial hub with easy access to Congressman Dickinson Drive and the Northern Boulevard.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Cam:	\$1.22 SF/yr
Available SF:	6,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	682	16,394	40,670
Total Population	2,109	38,018	88,140
Average HH Income	\$73,988	\$56,805	\$56,881

PRESENTED BY:

Scott Harris

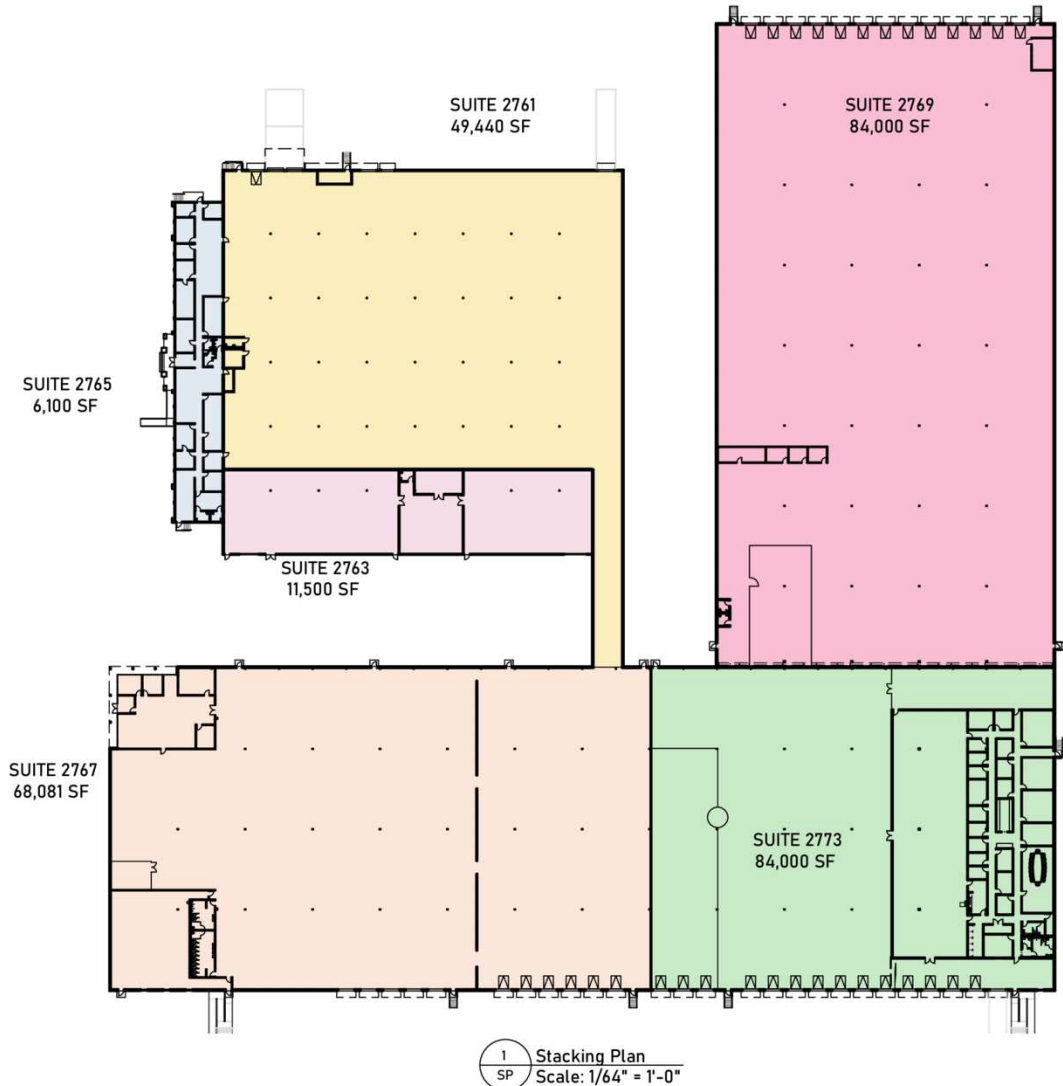
Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

RARE OFFICE SPACE-GUNTER INDUSTRIAL PARK

2765 Gunter Park Drive West, Montgomery, AL 36109



LEASE INFORMATION

Lease Type:	NNN	Cam Charges:	\$1.22 SF/yr
Total Space:	6,100 SF	Lease Rate:	\$9.00 SF/yr

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
 334.462.2608
 scott.harris@aronov.com

aronovcommercial.com

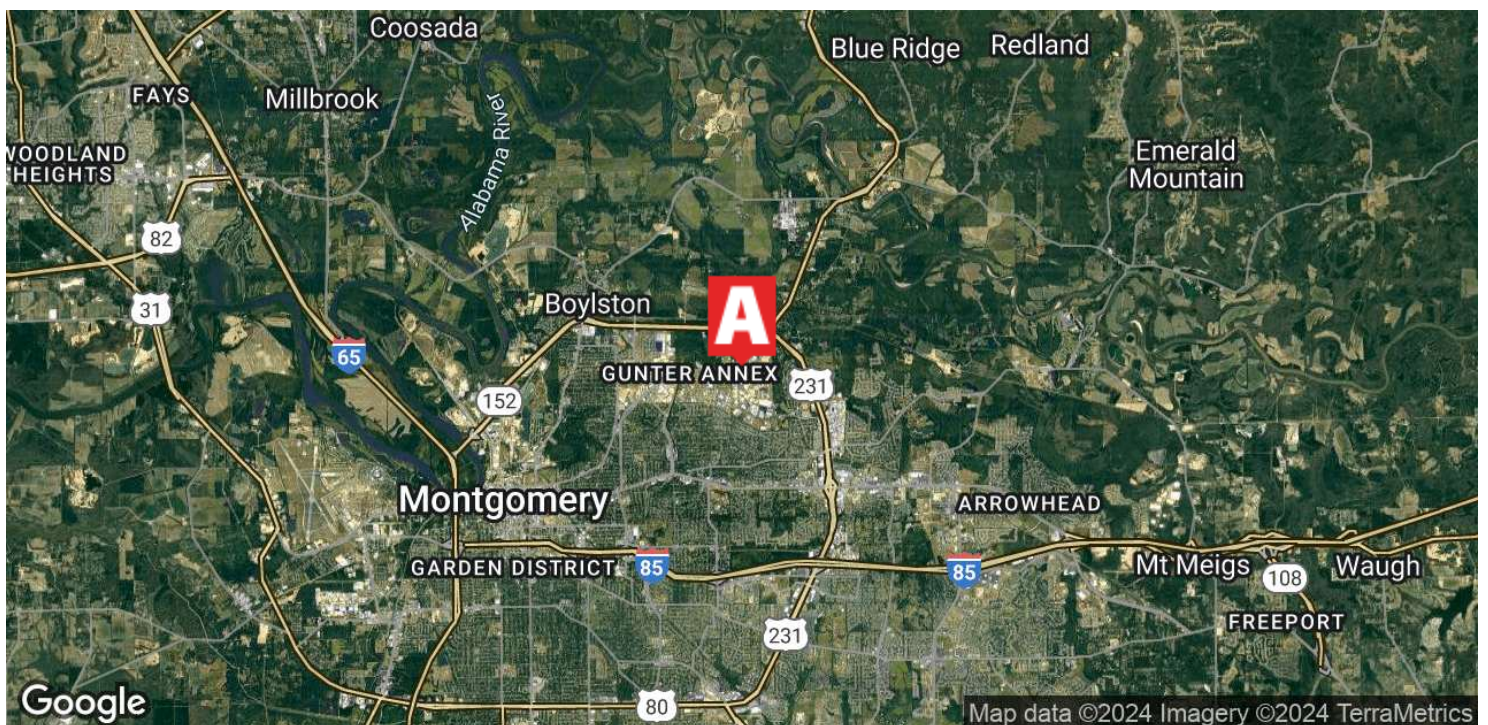
3500 Eastern Boulevard
 Montgomery, AL 36116

Office Building For Lease

ARONOV

RARE OFFICE SPACE-GUNTER INDUSTRIAL PARK

2765 Gunter Park Drive West, Montgomery, AL 36109



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker

334.462.2608

scott.harris@aronov.com

aronovcommercial.com

3500 Eastern Boulevard

Montgomery, AL 36116

This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.