

For Lease

Industrial

40,040 - 195,700 SF



Phenix Center II

903 Fontaine Road
Phenix City, Alabama 36869

Property Highlights

- PRICE REDUCED; generous leasing incentives and TI package available for qualified tenants
- Up to 195,700 SF available for lease
- 32' clear ceilings
- Heavy 3-phase power

Property Description

Phenix Center II is a clean, functional Class B warehouse with 195,700 SF available in three adjoining spaces ranging from 40,040 SF to 92,400 SF. Steel frame/tilt-panel/heavy masonry construction with TPO membrane roof. 100% wet sprinkler, good truck access and circulation, and ample auto parking.



LEASE SUMMARY

Available SF	40,040 SF to 195,700 SF
Lease Rate	\$2.90/SF NNN
Lot Size	33.9 Acres
Building Size	451,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,511	\$33,240
5 Miles	93,715	\$36,663
10 Miles	249,819	\$49,915

VIEW PROPERTY VIDEO

For more information

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AVAILABLE SF:	Up to 195,700 SF
LEASE RATE:	\$2.90/SF NNN
LOT SIZE:	33.9 Acres
BUILDING SIZE:	451,500 SF
GRADE LEVEL DOORS:	1
DOCK HIGH DOORS:	7
CEILING HEIGHT:	32' clear
YEAR BUILT:	1974
RENOVATED:	1989
ZONING:	M-2 Heavy Manufacturing
POWER:	Heavy 3-phase
MARKET:	East Alabama
SUB MARKET:	Phenix City
CROSS STREETS:	Brickyard Road

Property Overview

Up to 195,700 SF in three adjoining warehouse spaces available for lease: 40,040 SF, 63,260 SF, and 92,400 SF; see attached Lease Plan. Spaces may be combined for larger tenants and are suitable for all industrial users including warehouse, distribution, and/or manufacturing.

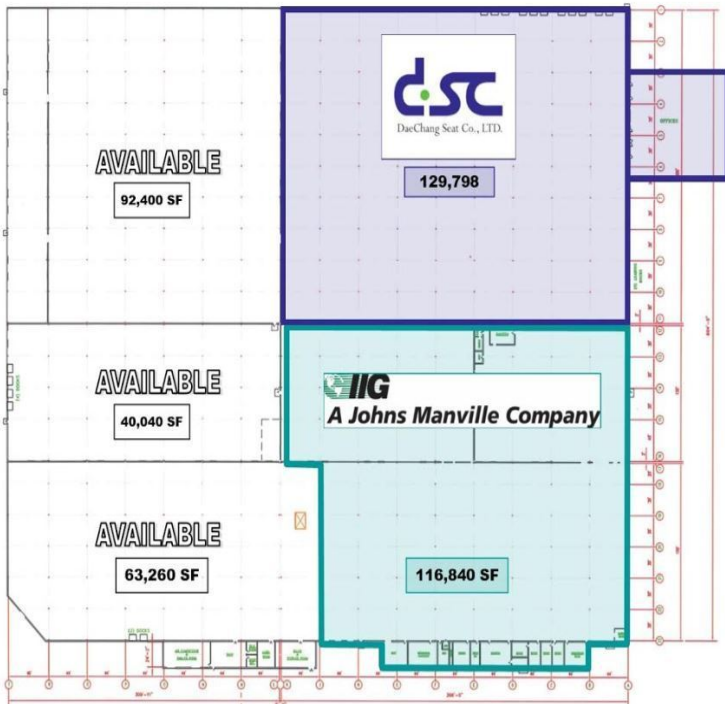
Location Overview

Located in a HUB Zone and industrial park south of downtown Phenix City and bordered by active Norfolk Southern rail with potential rail spur. Adjacent to Columbus GA, 85 miles to Montgomery AL, and 110 miles to Atlanta GA with easy access to major area roads including US 280/431, I-185, and I-85.

Photos & Lease Plan



Phenix Center II north side



Phenix Center II Lease Plan



Phenix Center II, north docks

Additional Photos



Phenix Center II, north side

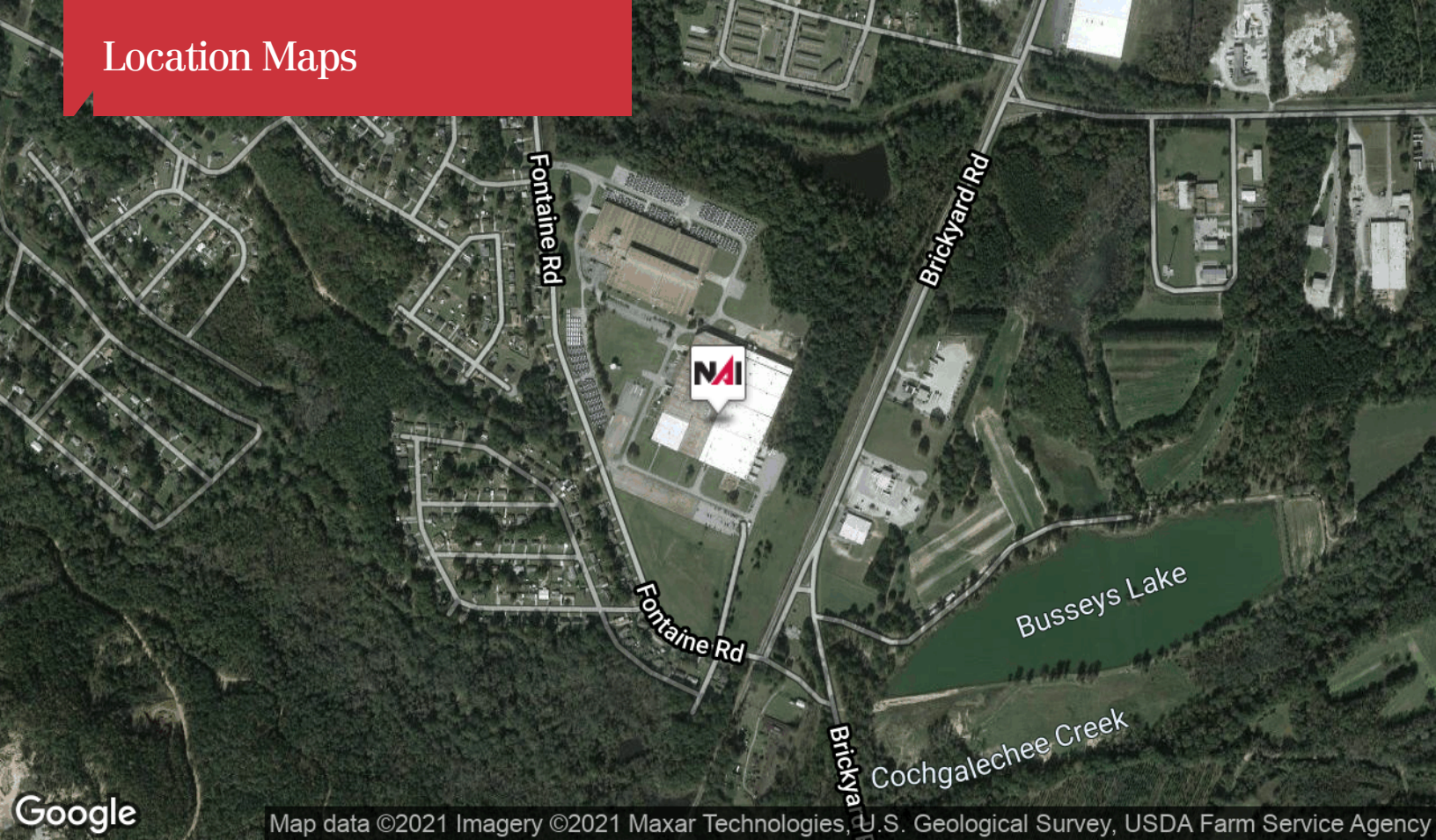


Phenix Center II, north docks interior

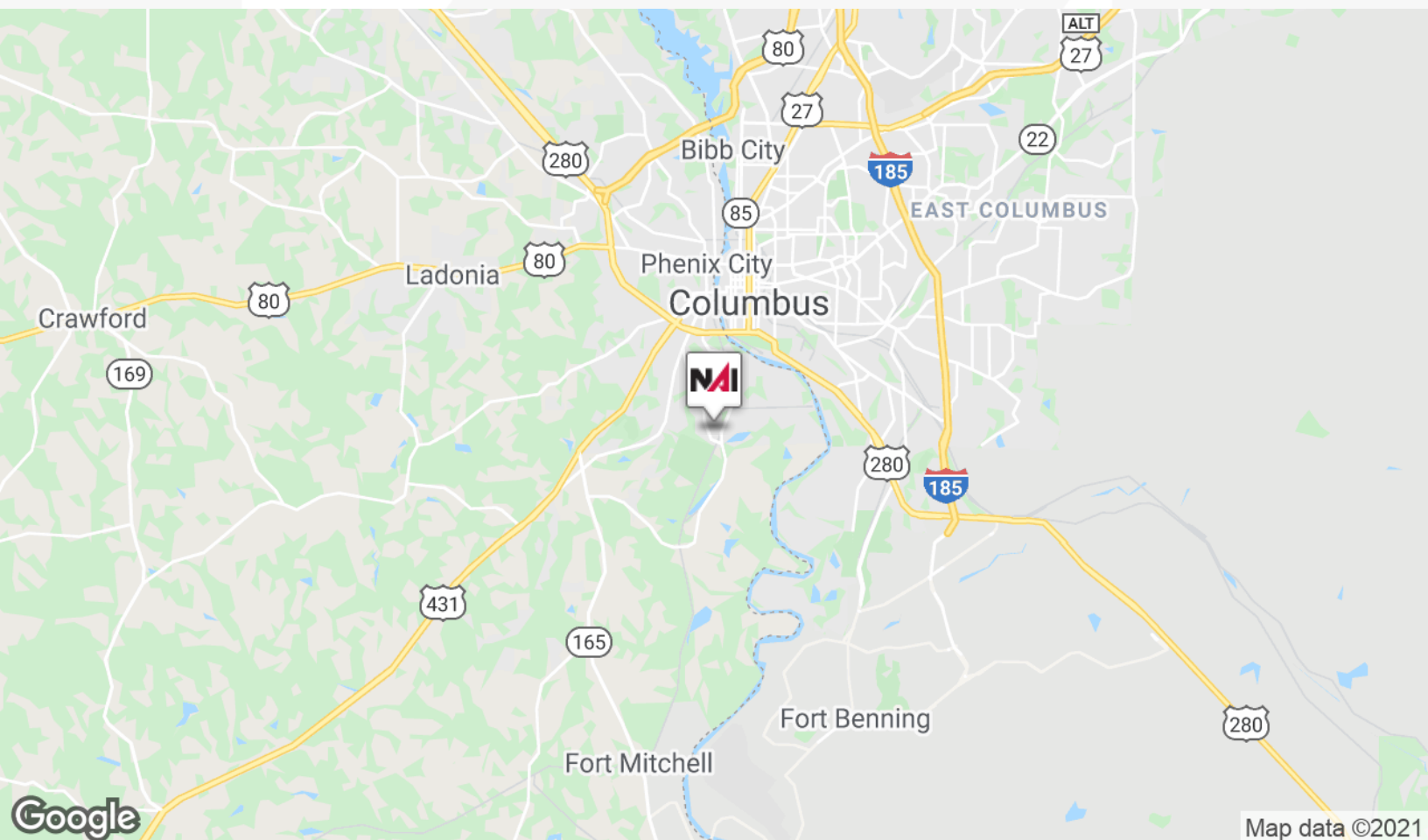


Phenix Center II, typical interior

Location Maps

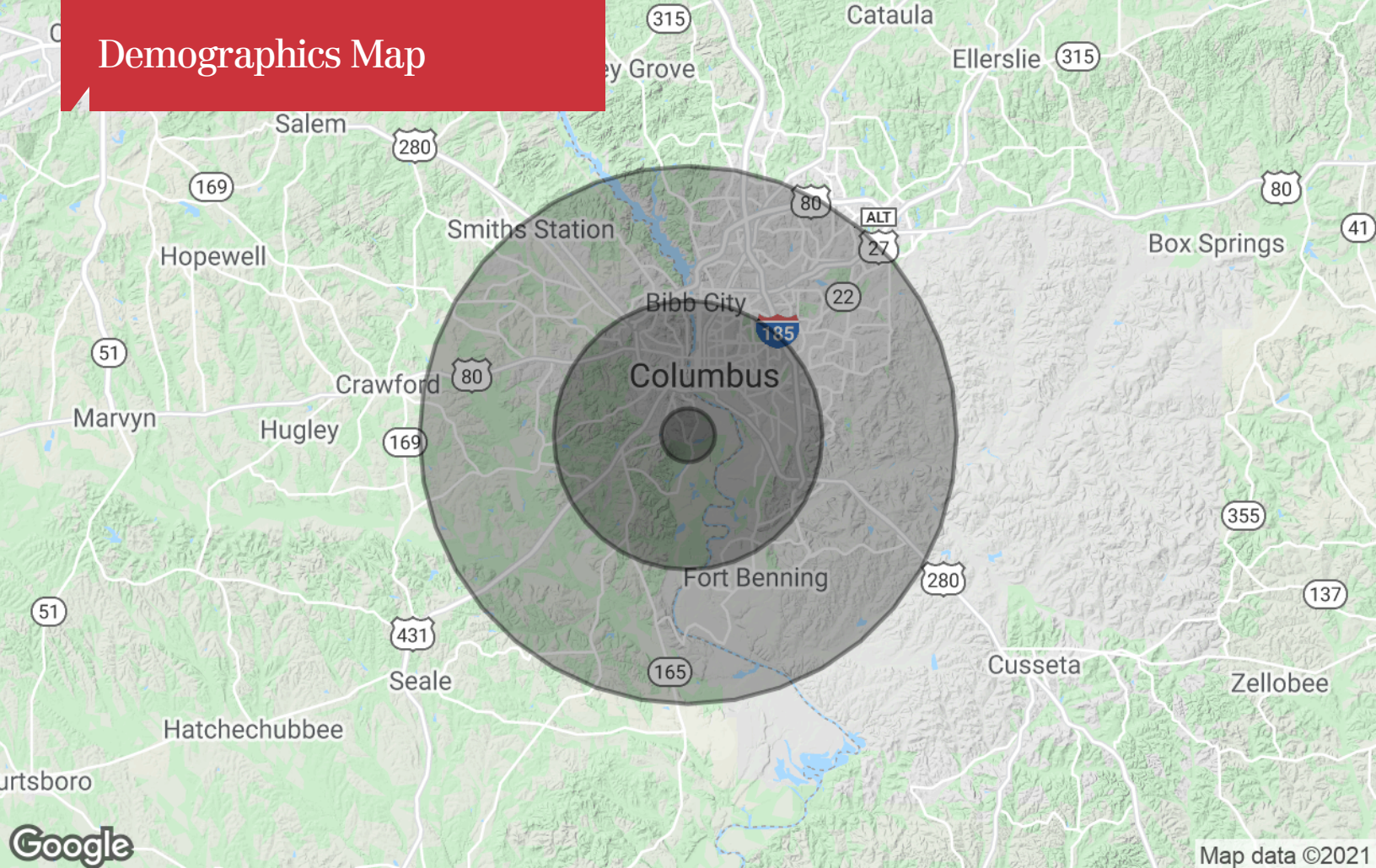


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Map data ©2021

Demographics Map



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,511	93,715	249,819
MEDIAN AGE	37.2	33.2	34.6
MEDIAN AGE (MALE)	38.2	30.7	32.8
MEDIAN AGE (FEMALE)	37.7	35.0	36.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	577	37,559	97,473
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$33,240	\$36,663	\$49,915
AVERAGE HOUSE VALUE	\$99,865	\$121,414	\$133,900
Race/Ethnicity	1 Mile	5 Miles	10 Miles
% WHITE	10.3%	35.3%	49.3%
% BLACK	89.3%	62.2%	47.2%
% ASIAN	0.0%	0.6%	1.3%
% HISPANIC	2.4%	5.2%	5.2%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	0.3%	1.6%	1.8%

* Demographic data derived from 2010 US Census