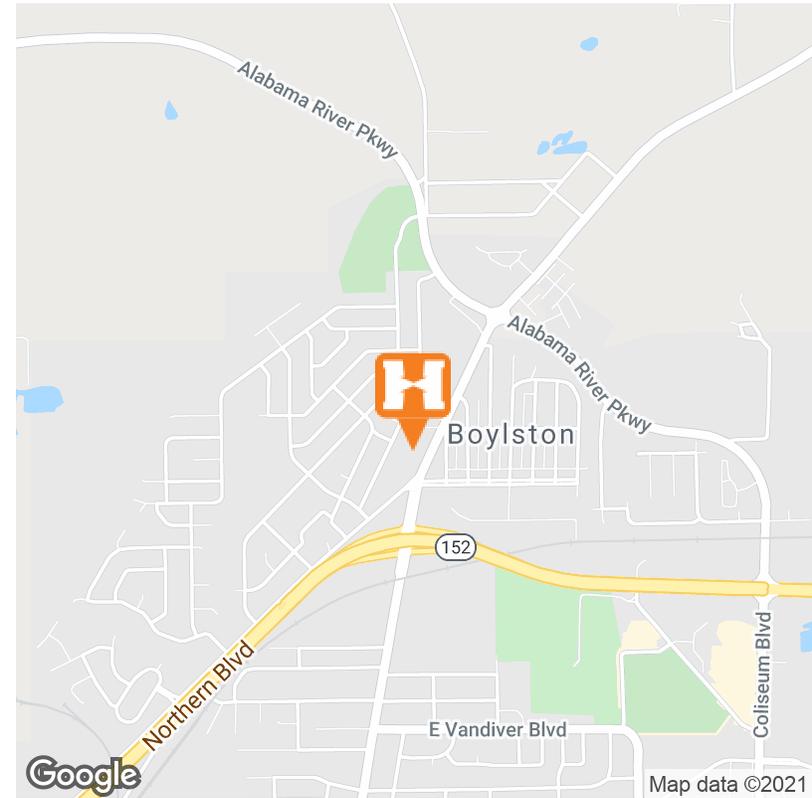


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	11,033 SF
Available SF:	
Lot Size:	4.3 Acres
Price / SF:	\$36.25
Cap Rate:	9.34%
NOI:	\$37,354
Year Built:	1961
Renovated:	2015

PROPERTY OVERVIEW

A one story brick building having 11,003 SF of building area. The facility has 2,033 SF of finished office space and 8,970 SF of warehouse. The site contains roughly 4.3 acres wit 600 feet of frontage on Lower Wetumpka Rd. Contains 24 bay doors that are 10 feet high, offering an excellent cross dock facility. New TPO roof (April 2015). 3 year lease extension signed February 2021. Annual income: \$50,700

PROPERTY HIGHLIGHTS

- 24 bay doors
- New LED lighting was installed Dec 2020

ADDITIONAL PHOTOS

Alabama Commercial Information Exchange - Property History
http://www.alabamawarehouse.com/jsp/research/property_summary.jsp?my=16...



Google

Map data ©2010 Google Imagery ©2010 Earthstar, LLC, AeroGRID, IGN, etc.

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**THE RIGHT PLACE.
THE RIGHT SPACE.**

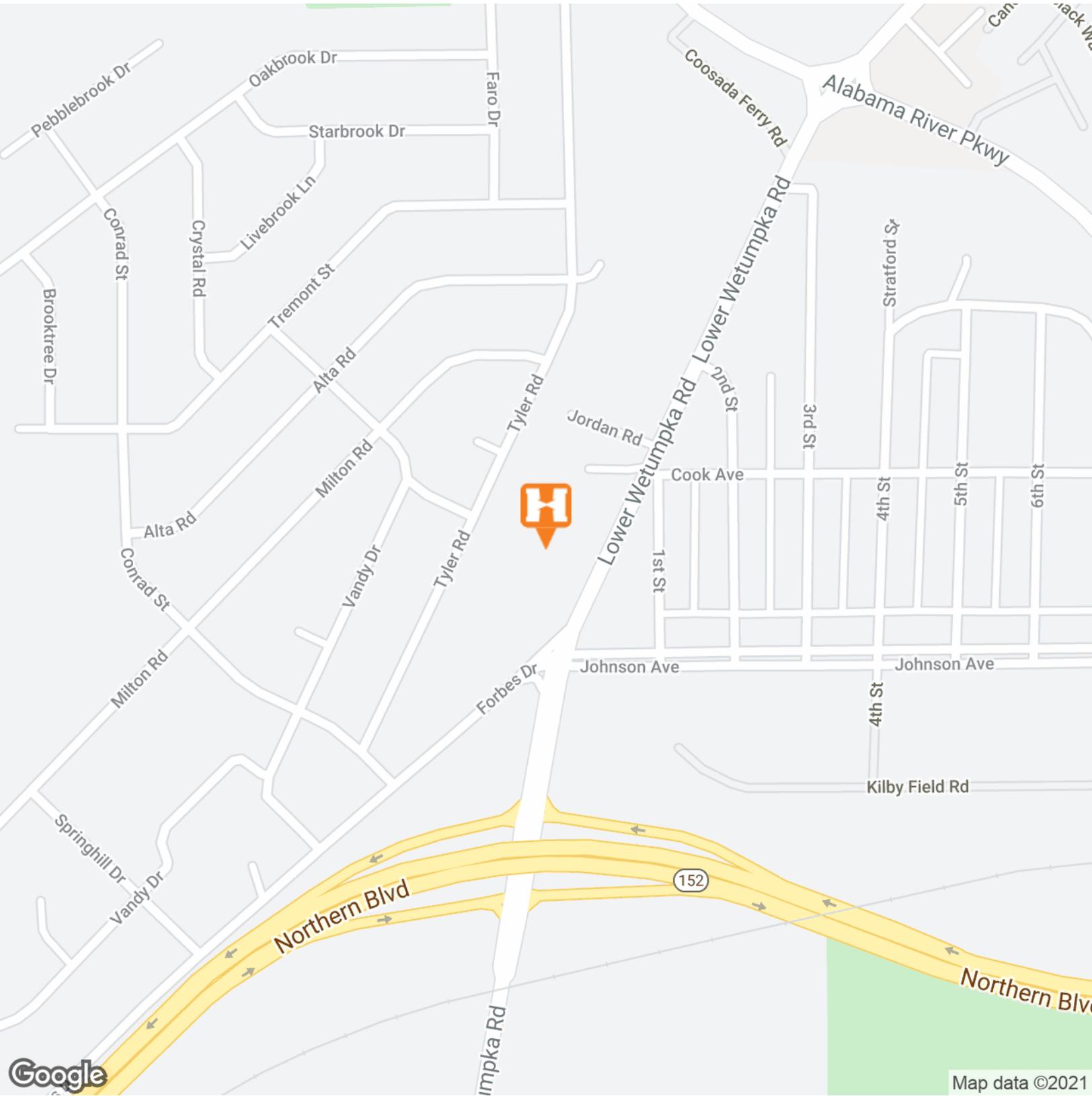
INVESTMENT PROPERTY | INDUSTRIAL PROPERTY FOR SALE

LOCATION MAP



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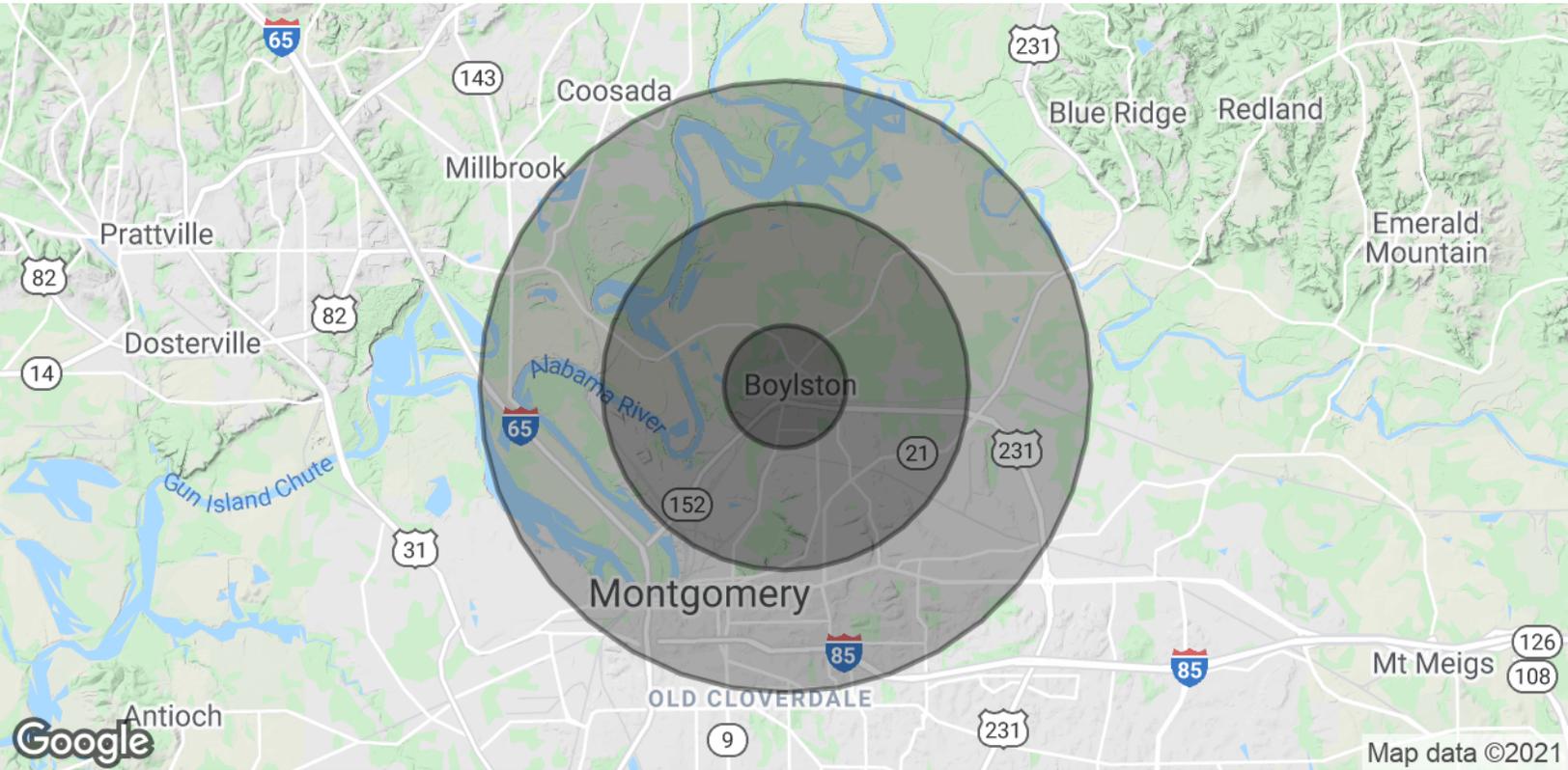
Commercial Real Estate



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*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,959	22,801	69,024
Average age	35.4	35.4	35.8
Average age (Male)	30.8	31.6	33.1
Average age (Female)	38.2	39.2	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,734	8,363	26,047
# of persons per HH	2.9	2.7	2.6
Average HH income	\$39,029	\$44,476	\$47,723
Average house value	\$87,261	\$93,304	\$113,939

* Demographic data derived from 2010 US Census