



JIM WILSON
& ASSOCIATES



59,250 SF

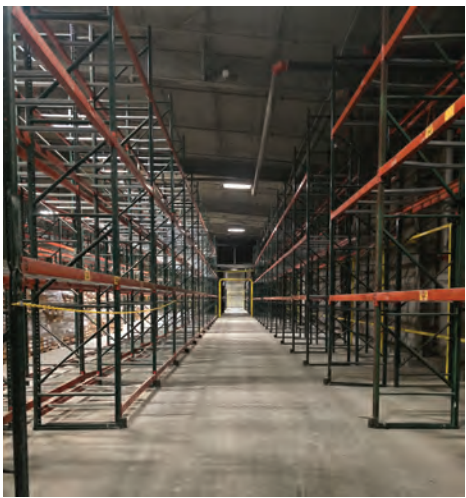
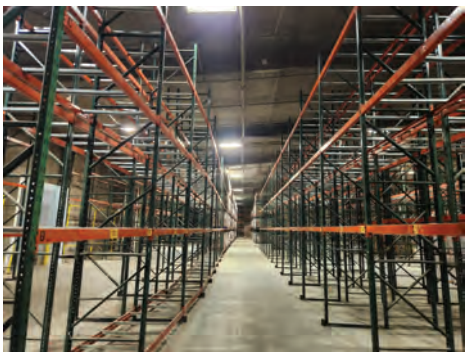
FOR LEASE

1301 N Three Notch St Troy, AL 36081

Cold Storage
Office and Warehouse



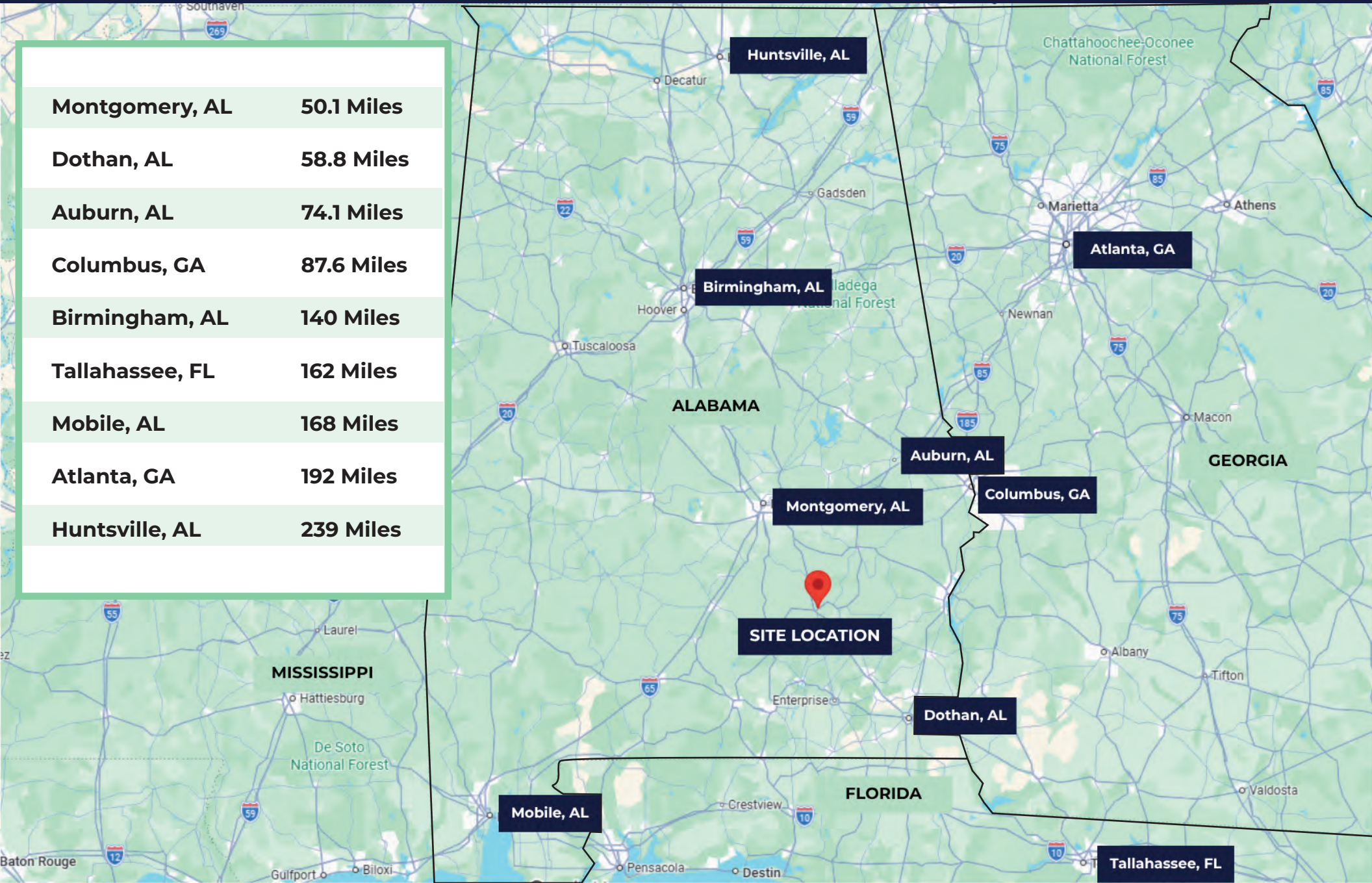
PROPERTY DESCRIPTION



Location	1301 N Three Notch St, Troy, AL 36081
Rentable Square Feet	500 - 59,250 SF
Refrigerated Dock	5,475 SF
Office Square Feet	3,637 SF
Mechanical Room	5,130 SF
Year Built	1996
Loading	Five (5) Dock High Doors with One (1) Ramp
Car Parks	+/- 20
Warehouse Clear Height	23' - 28'
Sprinklered	Yes - 100%
Pallet Positions Available	+/- 3,000
Cold Storage Capabilities	-10 degrees to 55 degrees. Blast Freezer is also available.
Additional Building Comments	Tenant has the right to use existing racking. All building operations are currently professionally managed by ownerships team.

LOCATION & ACCESSIBILITY

Montgomery, AL	50.1 Miles
Dothan, AL	58.8 Miles
Auburn, AL	74.1 Miles
Columbus, GA	87.6 Miles
Birmingham, AL	140 Miles
Tallahassee, FL	162 Miles
Mobile, AL	168 Miles
Atlanta, GA	192 Miles
Huntsville, AL	239 Miles





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LEASED BY:



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