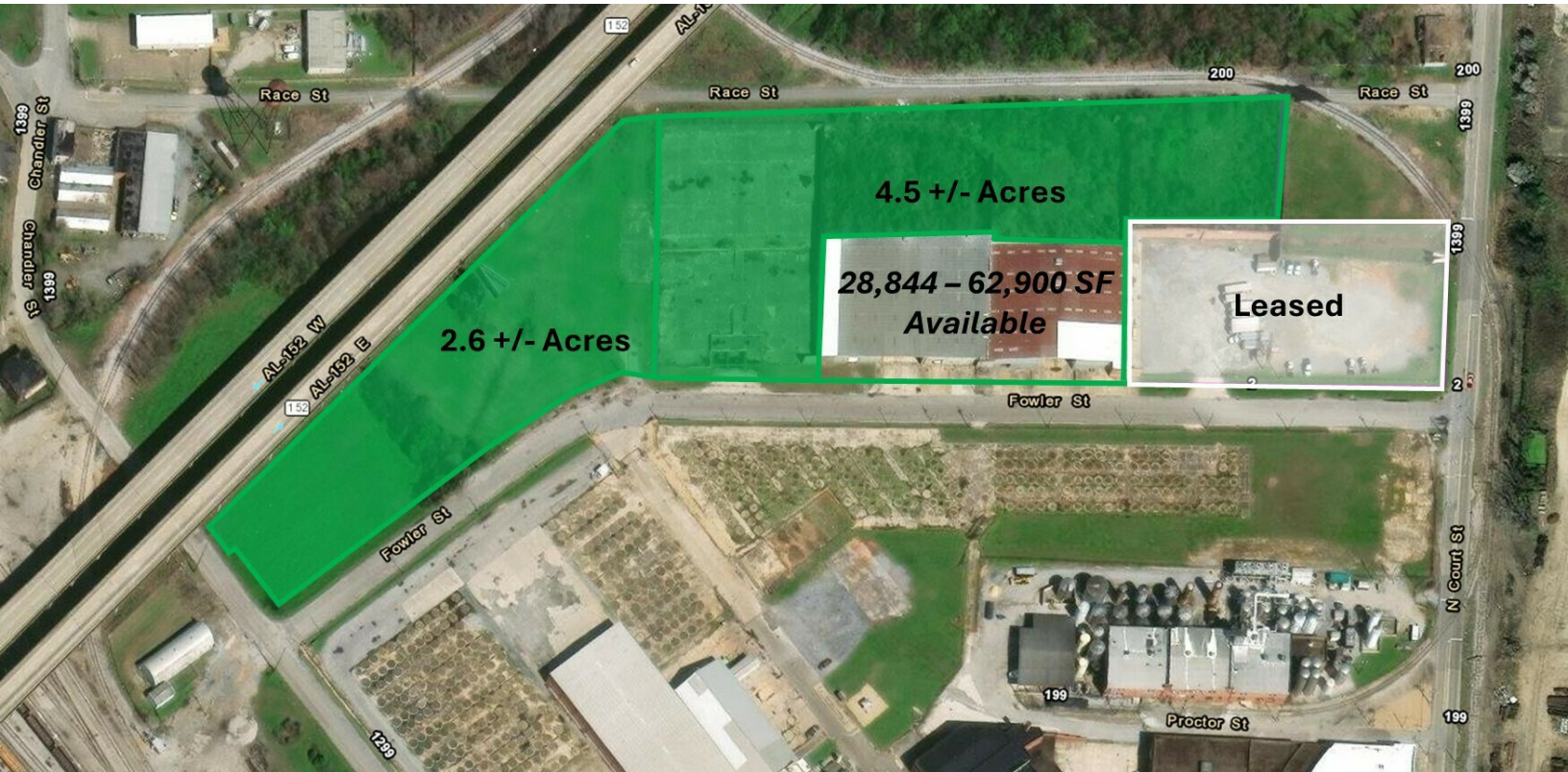


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$4.00 /SF/YR
Building Size:	28,844 SF
Available SF:	28,844 SF
Lot Size:	7.1 +/- Acres
Zoning:	M-3

## PROPERTY OVERVIEW

Prime location in Montgomery at 50 Fowler Street, which is zoned M-3 for light industrial and offers approximately 28,844 +/- SF. This warehouse features ground-level doors, dock-high doors, restrooms, and approximately 1,474 SF of office space. Fully customizable spaces and versatile meeting rooms, this property provides the perfect canvas for your business needs. Great location close to Downtown Montgomery, Interstate 65, Interstate 85, and Northern Blvd. For more information, contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- 28,844 SF warehouse with 1,474 +/- SF office space
- One ground-level door
- Four dock high doors
- Ample parking for tenants and visitors
- Flexible floor plans to accommodate varying business needs
- Great location close to Downtown Montgomery, Interstate 65, Interstate 85, and Northern Blvd.

50 FOWLER ST. - 28,844 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

# PHOTOS



**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

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

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the 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. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

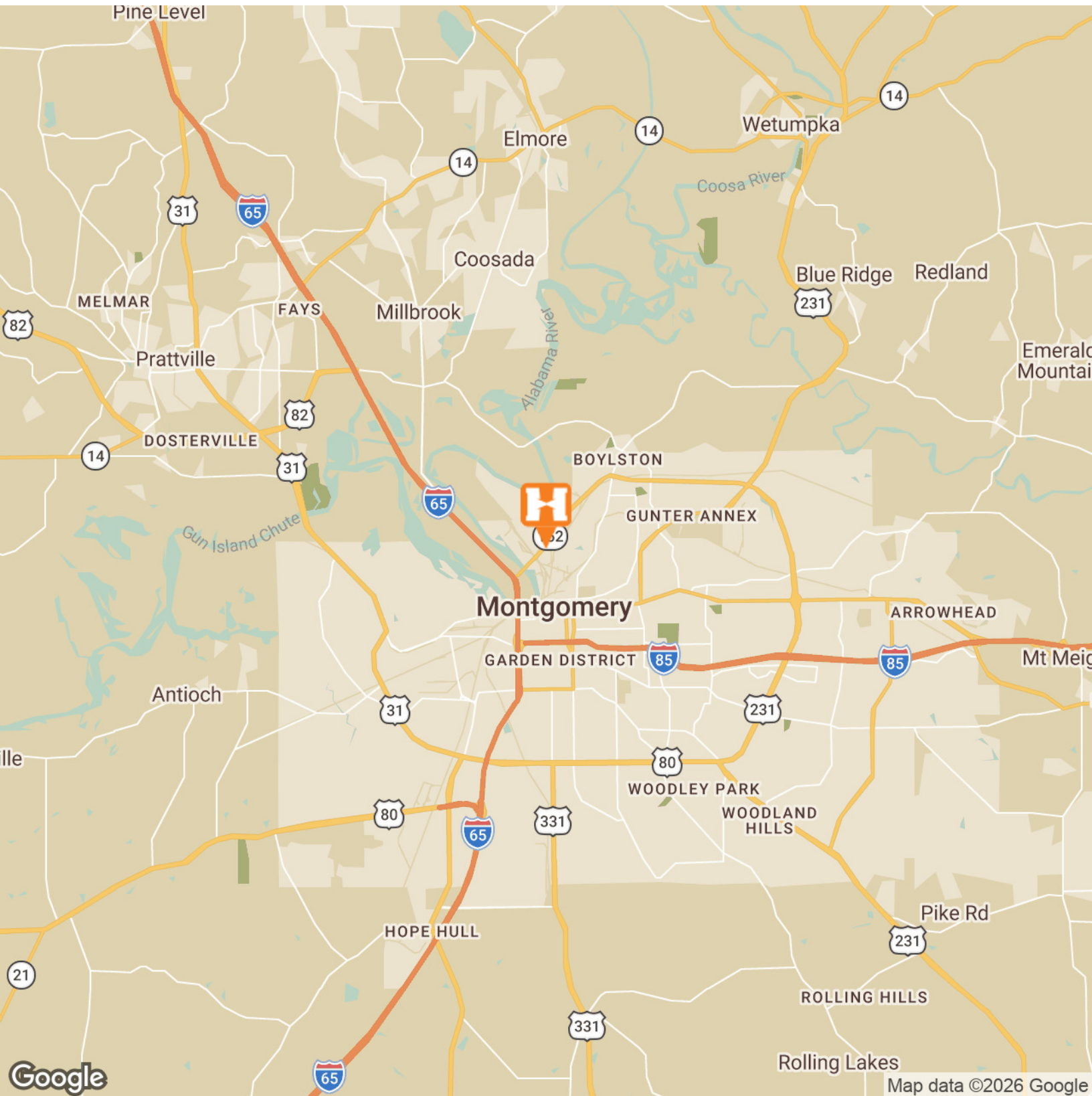
50 FOWLER ST. - 28,844 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

# LOCATION MAP



# Hodges

Commercial Real Estate



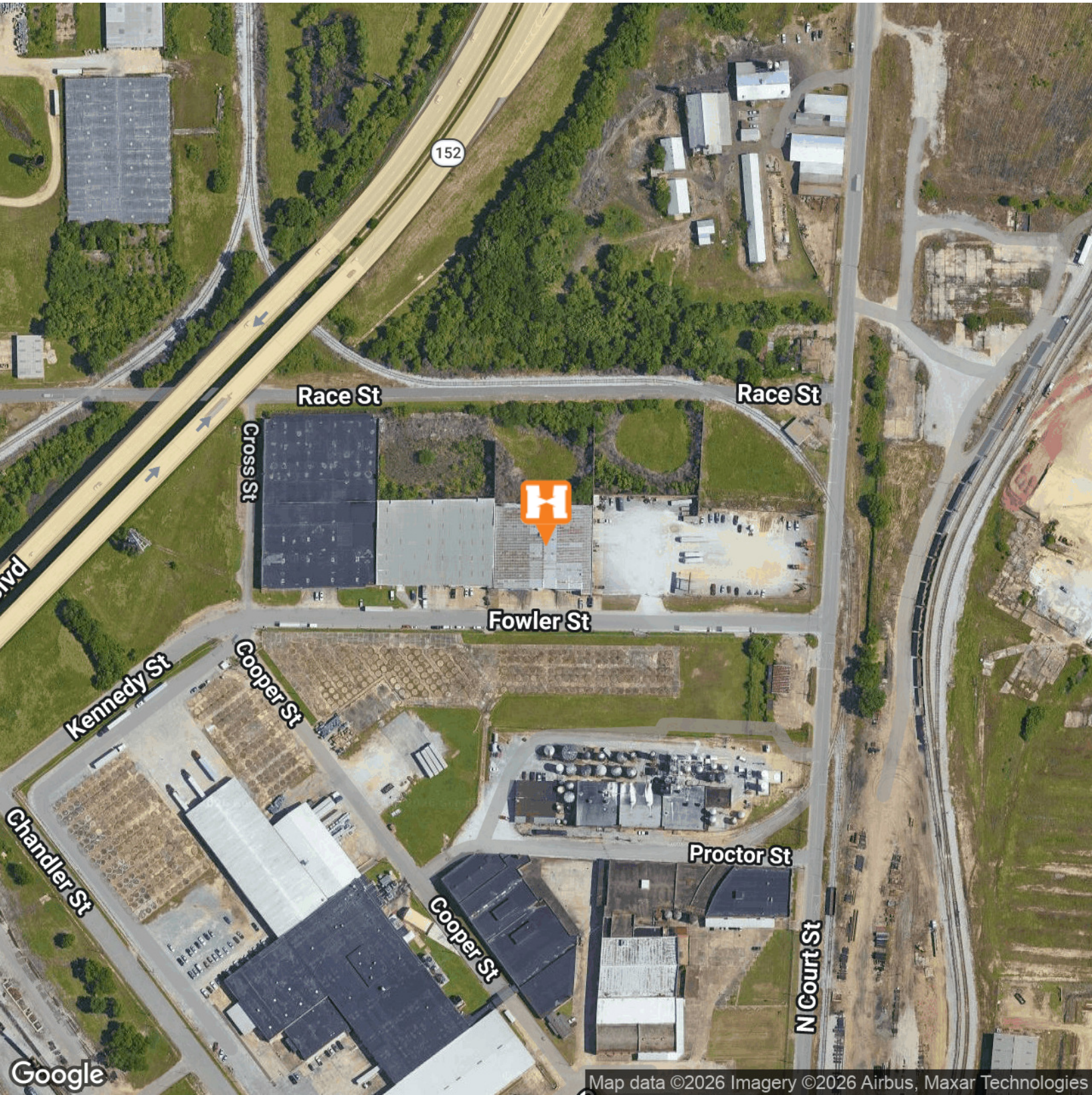
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50 FOWLER ST. - 28,844 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

# AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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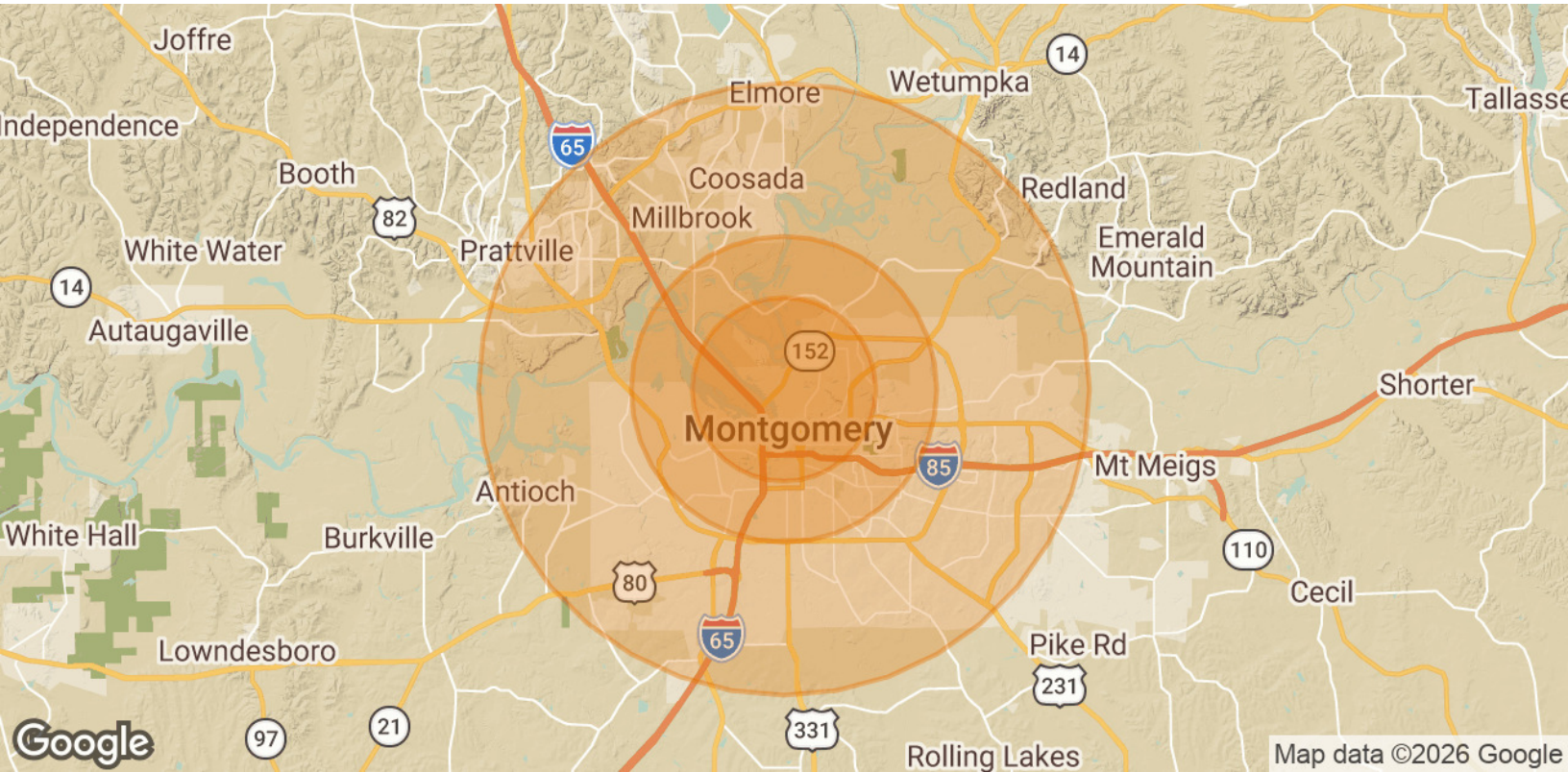
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# DEMOGRAPHICS MAP & REPORT



**Hodges**

Commercial Real Estate



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	33,967	82,458	233,375
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	13,253	33,388	96,658
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$52,624	\$64,650	\$73,866
Average House Value	\$158,122	\$177,624	\$204,743

2020 American Community Survey (ACS)

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