

1548 OHIO FERRO ROAD

MONTGOMERY, AL 36117

Property Summary



PROPERTY DESCRIPTION

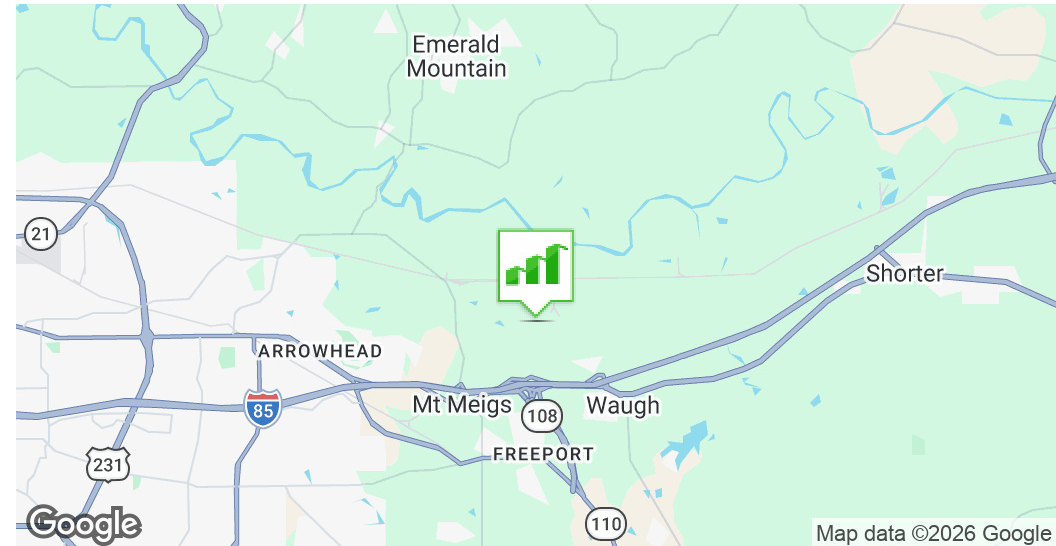
Introducing an exceptional industrial investment opportunity at 1548 Ohio Ferro Road, Montgomery, AL. Spanning 3.57 acres and zoned M-3 Light Industrial, this property boasts over 750 feet of prime Ohio Ferro Road frontage. Situated in an established industrial environment, it's an ideal location for warehouse, light manufacturing, distribution, or industrial service uses. The picturesque lakefront setting with natural buffers and wooded areas offers a serene backdrop. With convenient access to Pike Road, East Montgomery, and proximity to I-85, this property presents a versatile development area with ample potential for building, parking, loading, and outdoor storage. A compelling prospect for discerning industrial investors.

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	3.57 Acres

GENE CODY, CCIM, SIOR

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PROPERTY HIGHLIGHTS

- 3.57 Acres | M-3 Light Industrial Zoning
- ±750+ Feet of Ohio Ferro Road Frontage
- Established industrial environment with neighboring manufacturing, trucking, equipment and industrial service users
- Excellent opportunity for warehouse, light manufacturing, distribution, contractor, equipment or industrial service uses
- Lakefront setting with substantial natural buffers and wooded areas
- Large development area with flexibility for building, parking, loading and outdoor storage
- Convenient to Pike Road and East Montgomery
- Less than 3 miles to I-85

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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FOSHEET TRUCKING
American
U-HAUL

(± 50,605 AADT)

(± 39,551 AADT)

Shorter

Pike Road

Lake Cameron

Public
Mellon
CIRCLE K
Great Clips
PAPA JOHN'S
Chevron
CVS pharmacy
AutoZone
USPS
FIREHOUSE SUBS
SUBWAY
Waffle House
DOLLAR GENERAL

Loves
USPS
Exxon
POPEYES
McDonald's
DOLLAR GENERAL
CHARLEYS
Days Inn
SUBWAY

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