

FOR LEASE – 2255 CENTER HILLS DRIVE – SUITE A & B



ACRES:
+/- 2

ADDRESS: 2255 Center Hills Drive, Opelika, AL 36801

SQUARE FEET:
+/- 2,000 sqft

Location:
Just off Frederick Rd in Opelika and near soon-to-be open Thomason Drive extension off of Hwy 280

ZONING:
C2 - Commercial

Summary:
Flex warehouse space with offices and a conference room



Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to lease real estate in rapidly growing Opelika-Auburn area. Currently, approximately six people per day are moving to the Auburn-Opelika area. This flex warehouse located in a busy area of Lee County.

PROPERTY HIGHLIGHTS

Great visibility at front of property
Just off highly traveled Frederick Road

PROPERTY SUMMARY

Rent: \$17 sqft
Year Built: 2022
Lot Size: +/- 2 Acres
Total SF: +/- 2,000

LOCATION HIGHLIGHTS

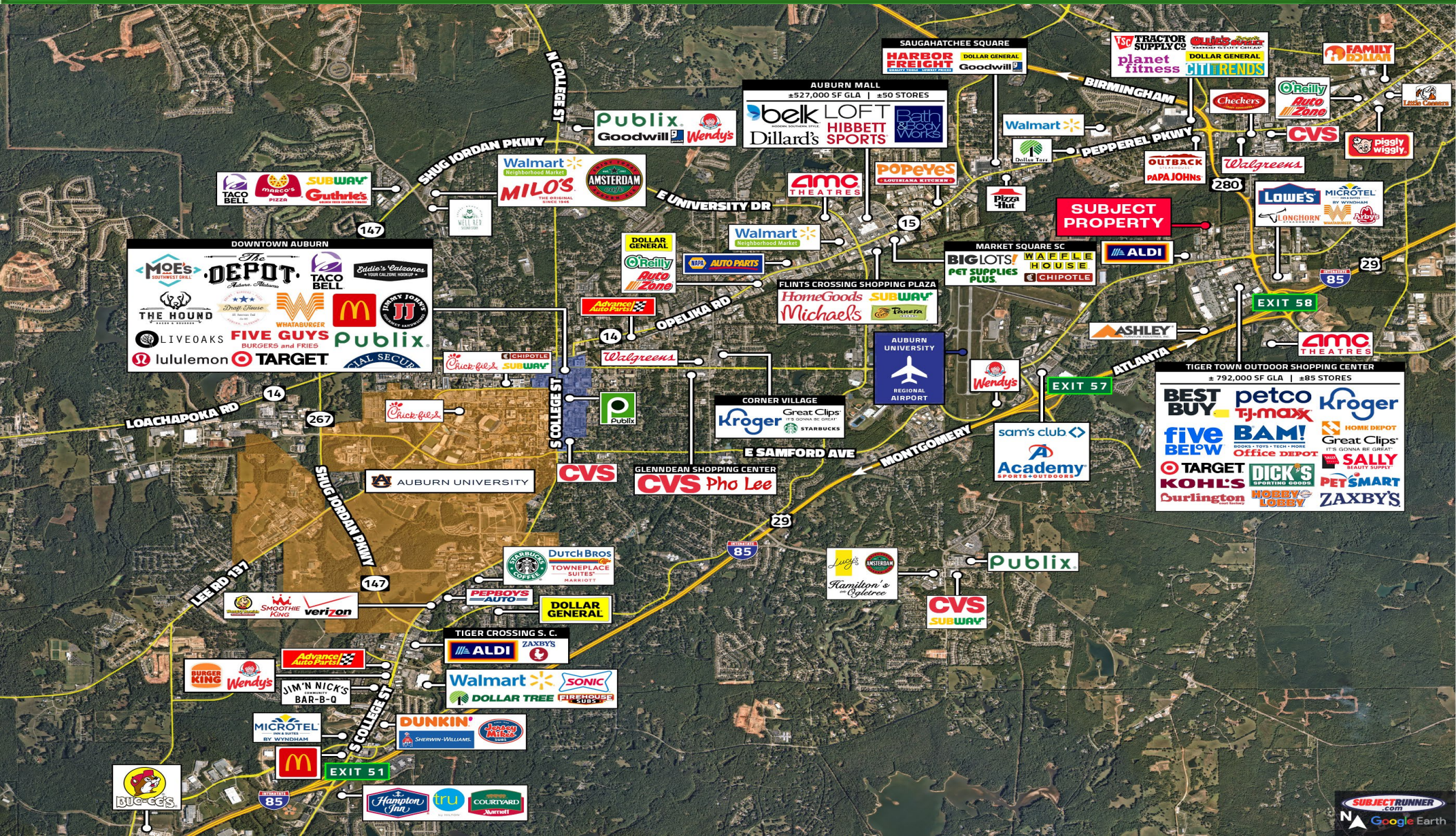
Across Frederick Road from Tiger Town
Will be just off of Hwy 280 when the new road opens
Multiple ingress and egress



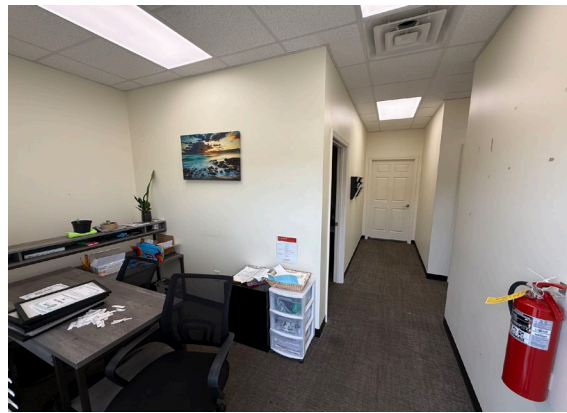
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AERIAL MAP



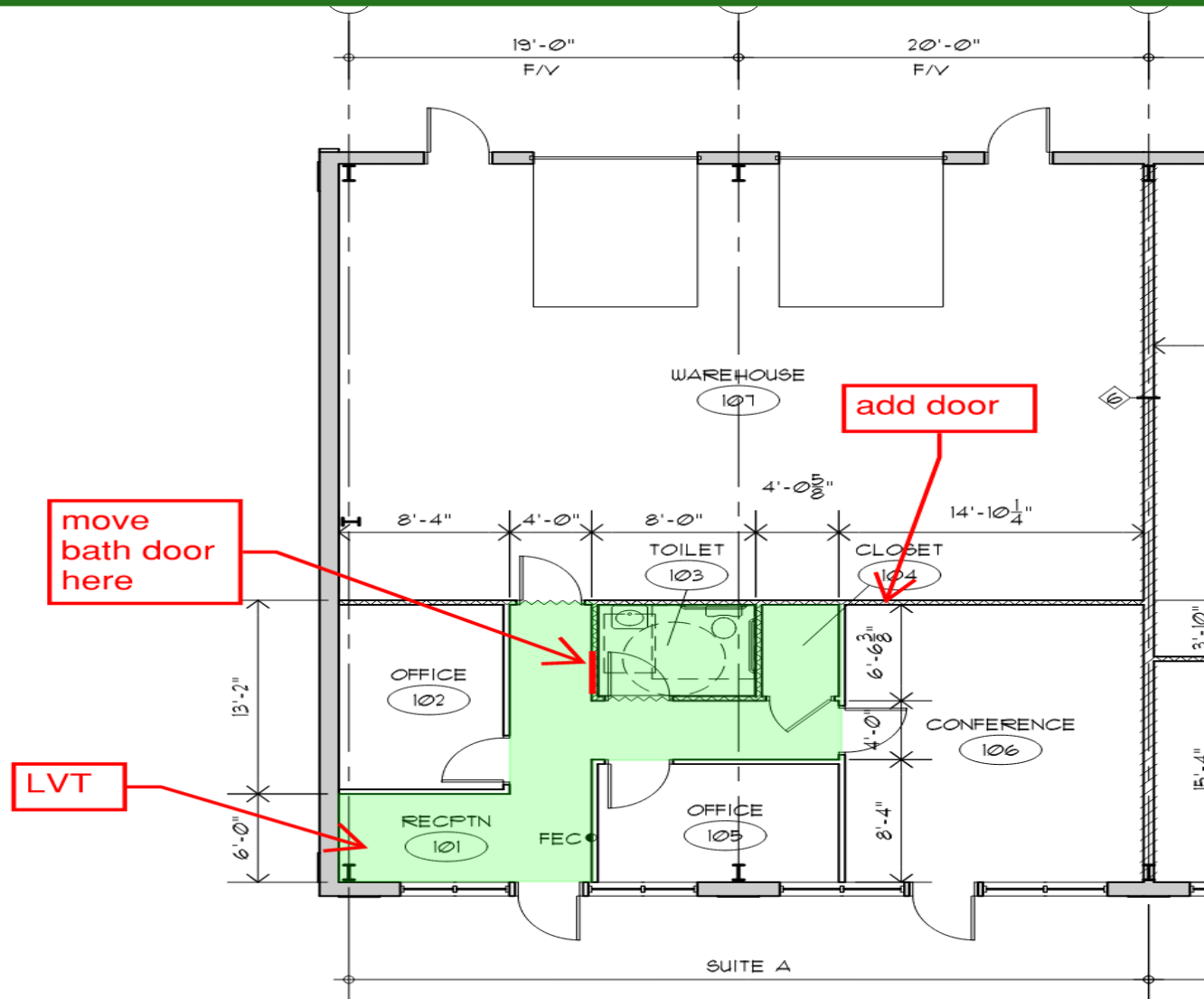
PHOTOS



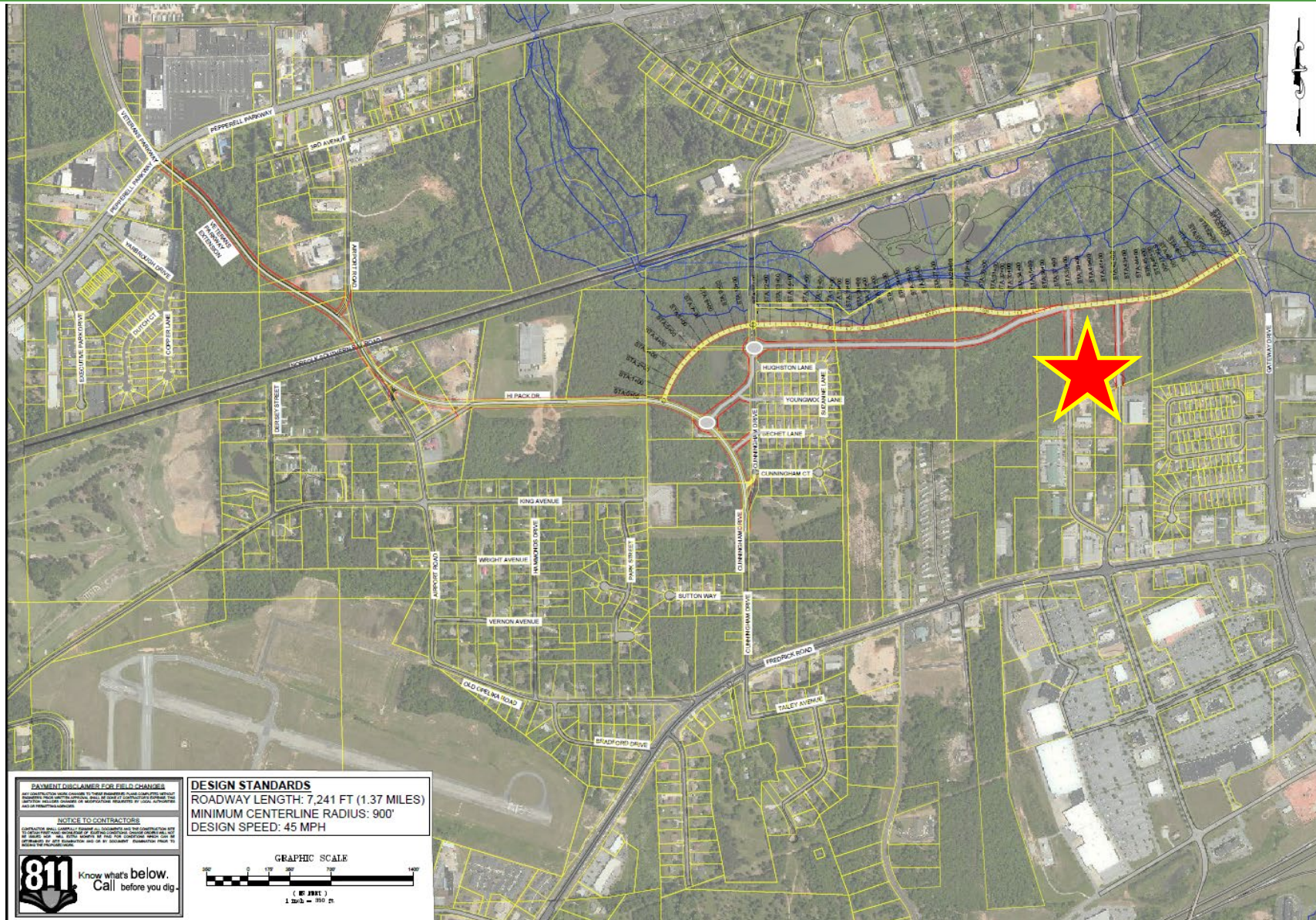
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BUILDING LAYOUT



New Road



BARRETT-SIMPSON, INC.
 Civil Engineers & Land Surveyors
 100 W. UNIVERSITY AVENUE, SUITE 100
 OPELIKA, AL 36831



**VETERANS PARKWAY
 EXTENSION**
OPELIKA, AL

REVISIONS:

**OVERALL SITE
 OPTION 3**

DESIGNED BY: COMPREHENSIVE CRE
 CHECKED BY: COMPREHENSIVE CRE
 DRAWN BY: COMPREHENSIVE CRE
 DATE: 09/16/2019

SEPTEMBER 16, 2019
 PROJECT NO. 19-0000
C3

PAYMENT DISCLAIMER FOR FIELD CHANGES
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED BY THE CLIENT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

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DESIGN STANDARDS
 ROADWAY LENGTH: 7,241 FT (1.37 MILES)
 MINIMUM CENTERLINE RADIUS: 900'
 DESIGN SPEED: 45 MPH

GRAPHIC SCALE
 0 100 200 300 400
 (IN FEET)
 1 inch = 100 ft



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