

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4.00/SF/YR
Building Size:	34,600 SF
Available SF:	34,600 SF
Lot Size:	7.1 +/- Acres
Zoning:	M-3

PROPERTY OVERVIEW

100 Fowler Street is a well-equipped light industrial property zoned M-3, offering approximately 34,600± SF of warehouse space along with a 1,534 SF office area. The facility features 100% wet sprinkler coverage, two drive-in doors, and four covered dock-high loading positions, making it well-suited for a variety of industrial or distribution uses. Clear heights range from 18 to 20 feet, and the property includes restrooms and a kitchen/break area to support daily operations. Strategically located just minutes from downtown Montgomery, with convenient access to I-65, I-85, and Northern Boulevard, this property offers excellent connectivity for logistics and workforce accessibility. For more information or to schedule a tour, please contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- 34,600 SF Warehouse & 1,534 SF Office
- M-3 (Light Industrial) Zoning
- 4 Covered Dock-High Positions
- 2 Drive-In Doors
- 18'-20' Clear Heights
- 100% Wet Sprinkler System
- Convenient Access to I-65, I-85 & Northern Blvd

100 FOWLER ST. - 34,600 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



7.1 Acres available

PAUL HODGES
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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.

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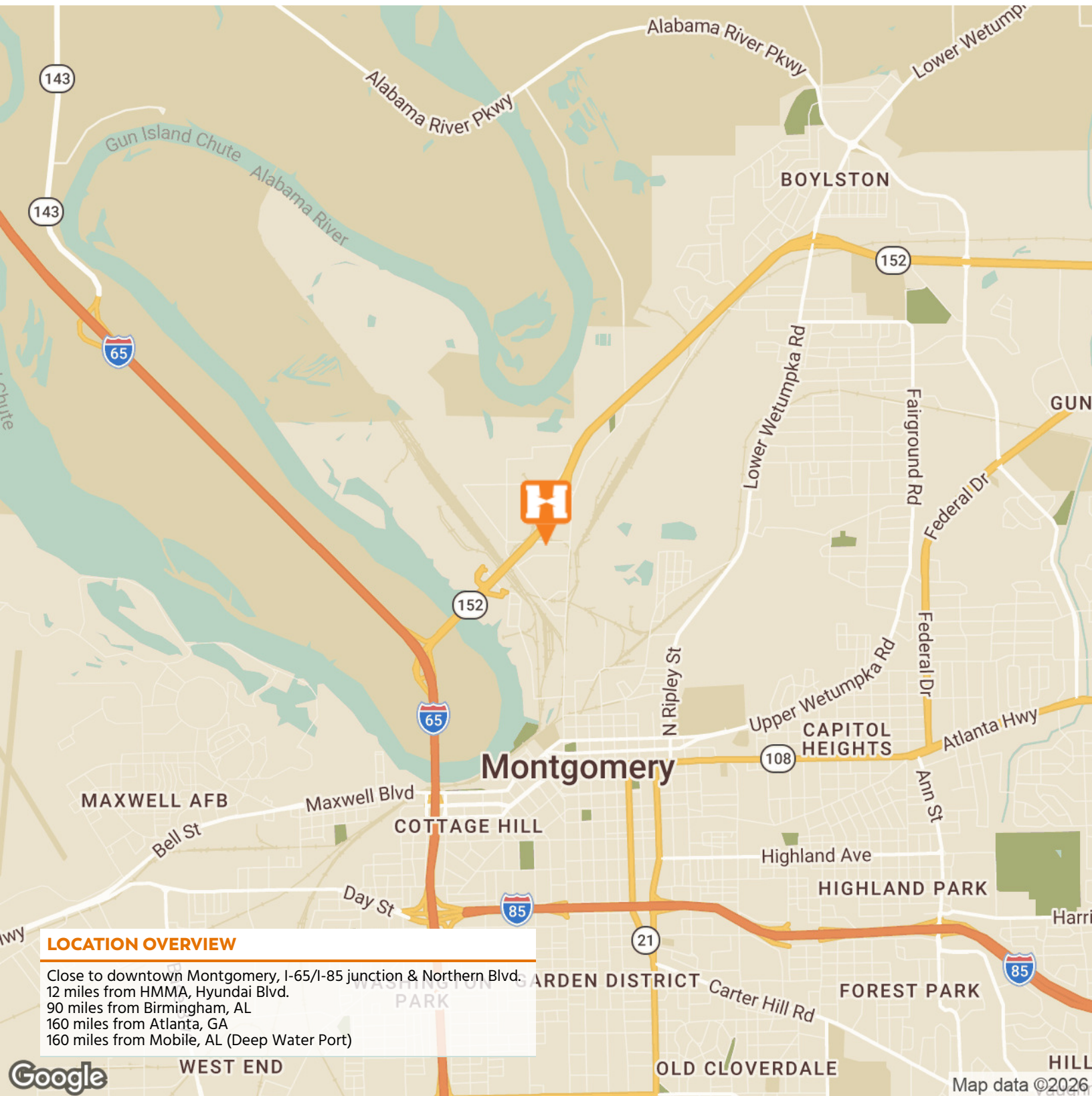
100 FOWLER ST. - 34,600 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



Hodges

Commercial Real Estate



LOCATION OVERVIEW

Close to downtown Montgomery, I-65/I-85 junction & Northern Blvd.
12 miles from HMMA, Hyundai Blvd.
90 miles from Birmingham, AL
160 miles from Atlanta, GA
160 miles from Mobile, AL (Deep Water Port)

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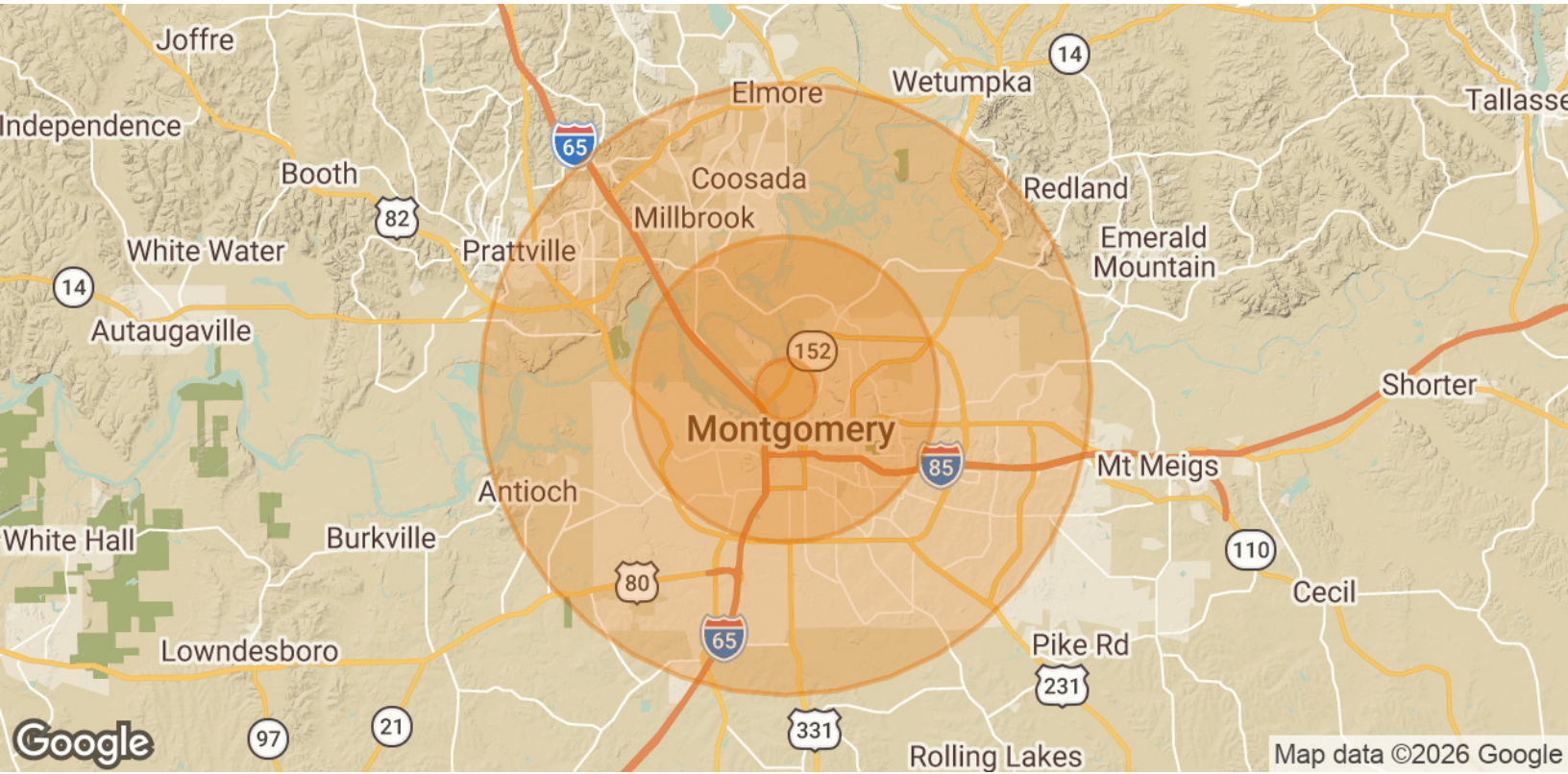
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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	558	82,743	228,696
Average Age	43.6	37.7	37.4
Average Age (Male)	44.7	34.7	34.5
Average Age (Female)	39.0	40.3	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	355	39,885	106,729
# of Persons per HH	1.6	2.1	2.1
Average HH Income	\$25,216	\$48,794	\$58,037
Average House Value	\$49,477	\$108,526	\$127,587

2020 American Community Survey (ACS)

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