

1132 W VETERANS BLVD – AUBURN, AL



INDUSTRIAL MANUFACTURING BUILDING

Asking Price \$2,600,000

ACRES:

+/- 4.55

ADDRESS: 1132 W Veterans Blvd. Auburn, AL 36830

SQUARE FEET:

+/- 22,400

Location:

Just off the I-85 Exit 50 at the corner of Cox Road and West Veterans Blvd. in Auburn Technology Park North.

ZONING:

Industrial

Summary:

Exceptional industrial building in rapidly growing Auburn. Surrounded by three of Auburn's growing business parks.

LOCATION:

Less than half a mile from I-85



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 acquire irreplaceable industrial real estate in rapidly growing Auburn. From 2010 to 2020, Auburn grew by 43%. Currently, six people per day are moving to Auburn. This well-maintained building is located just off the strategically important I-85 corridor. Conveniently located near both Kia and Hyundai manufacturing facilities. Close proximity to Auburn University, diverse manufacturing base, and robust employment base

PROPERTY HIGHLIGHTS

Great visibility

Daily Traffic Counts +/- 10,000 VPD Along Cox Rd

Adjacent to a signalized Intersection

PROPERTY SUMMARY

Asking Price: \$2,600,000

Year Built: 2005

Lot Size: +/- 4.55 Acres

Total SF: +/- 22,400 SF

Two dock high loading docks

One drive-in door

11-Ton Deshazo Crane

Nine offices or meeting rooms

Multiple bathrooms

Conditioned throughout the building

LOCATION HIGHLIGHTS

Located along I-85 Corridor

Plenty of shopping and dining

Several daycares nearby



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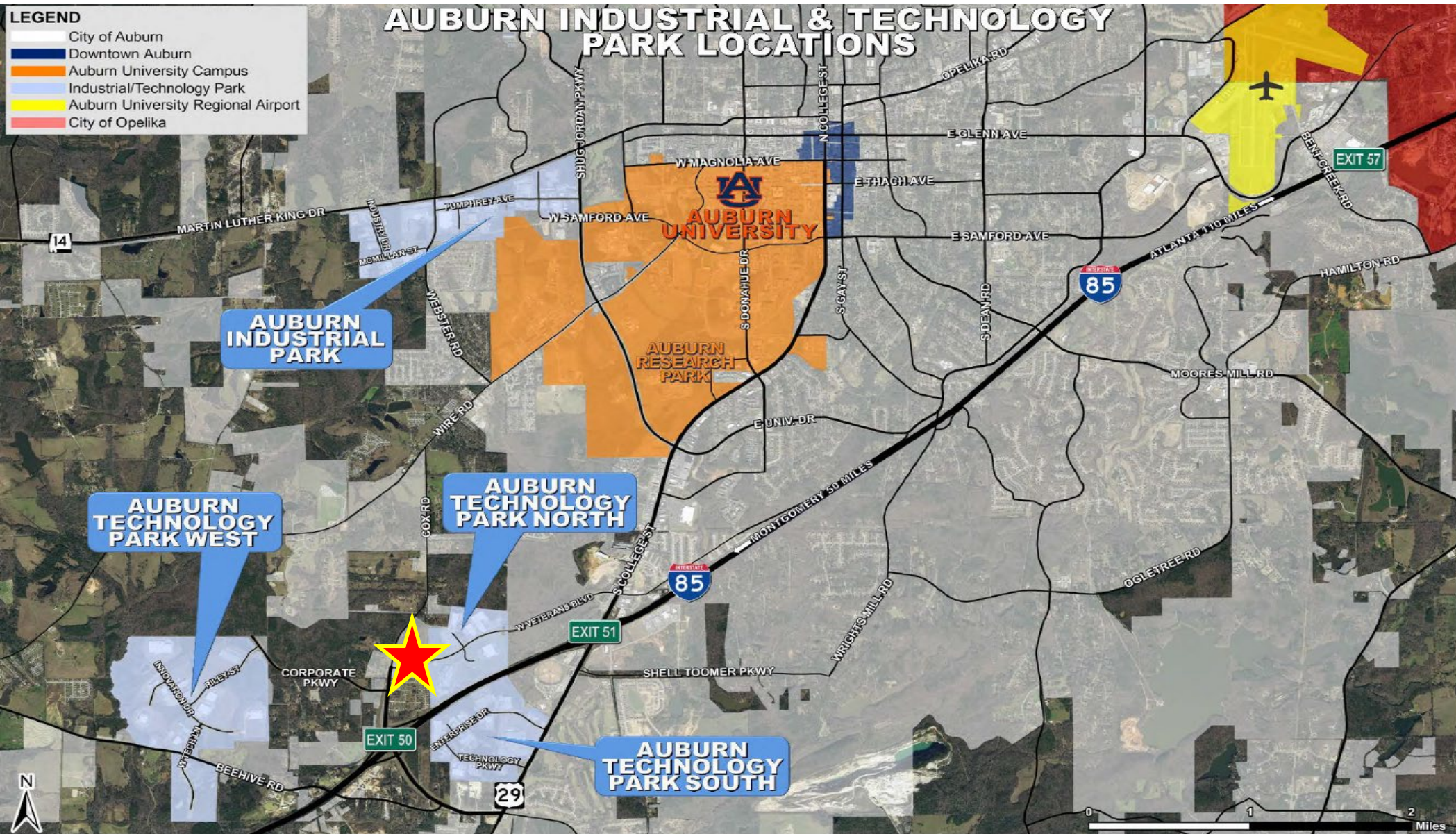
PROPERTY PHOTOS



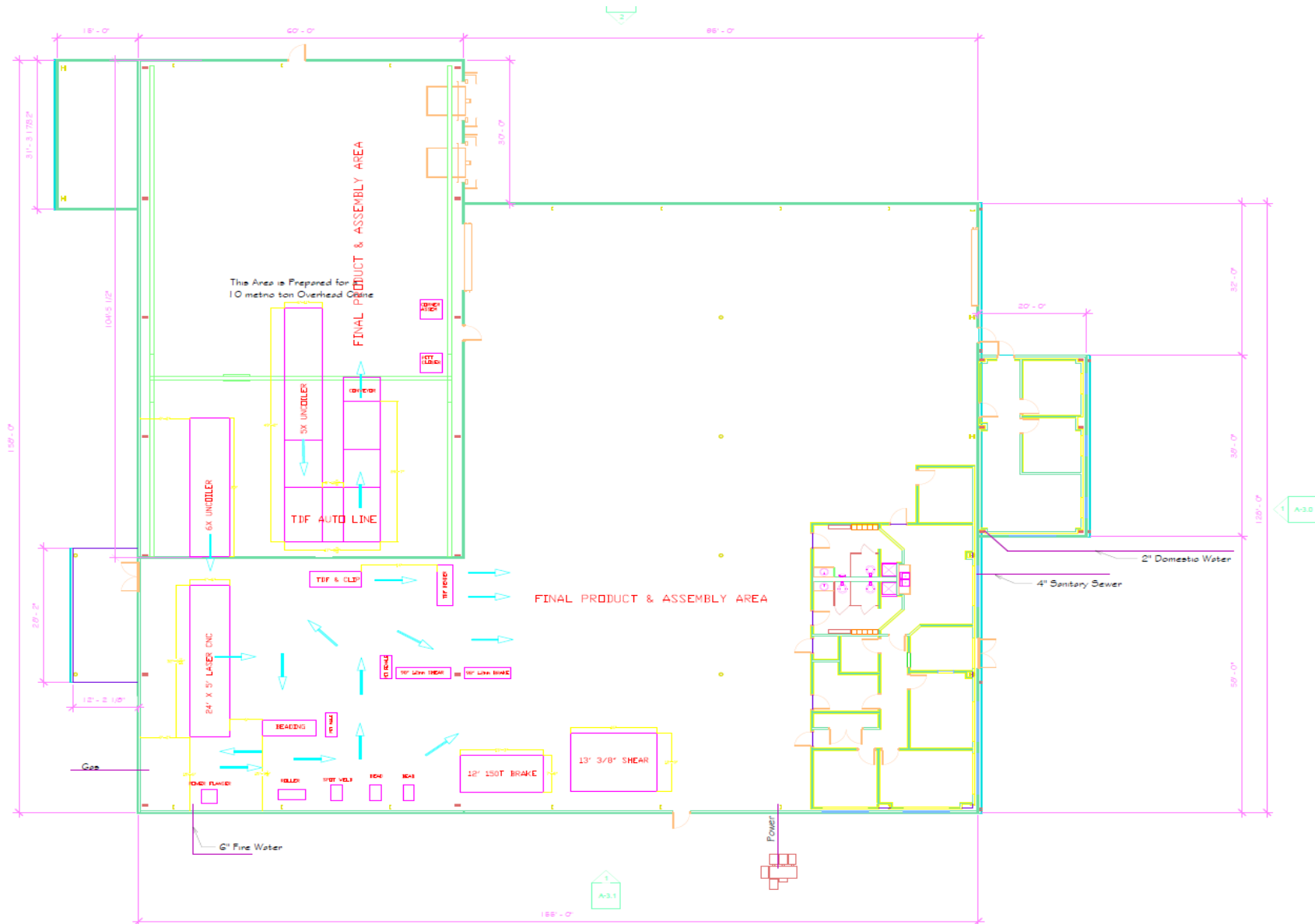
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LOCATION MAP



BUILDING PLAN



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AERIAL



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