

9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

1550 JACKSON FERRY RD.
MONTGOMERY, AL 36104



OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	9,500 +/- SF
Zoning:	M-1

PROPERTY OVERVIEW

This 9,500 +/- SF industrial warehouse space is well-suited for a variety of operational needs, offering an efficient layout and functional design. The space features approximately 18-foot clear ceiling heights, three roll-up doors for streamlined loading and unloading, one drive-in door, and a dedicated office area complete with restrooms. Ample on-site parking is available for employees. Positioned in downtown Montgomery, the property ensures quick access to major transportation corridors, including I-65, I-85, and Northern Boulevard. Formerly used as a food distribution facility, the warehouse includes multiple floor drains—an important feature for maintaining hygiene, safety, and regulatory compliance. These drains facilitate efficient washdown, help prevent standing water, and support clean, sanitary operations. For additional information or to schedule a tour, please contact Paul Hodges at 334-315-1382 or Michael Hodges at 334-5492.

PROPERTY HIGHLIGHTS

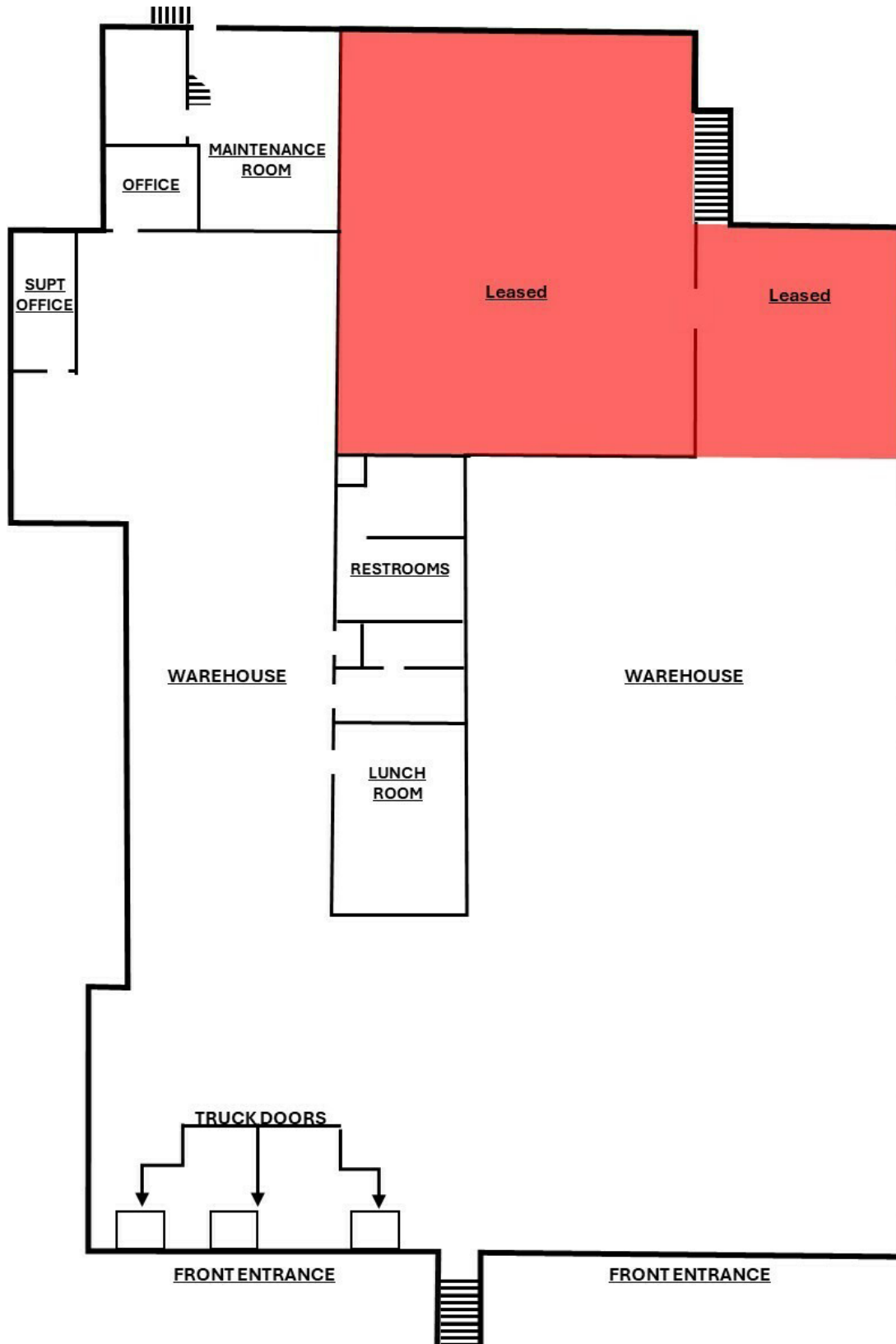
- 9,500 +/- SF industrial warehouse space available
- Approximately 18' clear ceiling height
- Functional office area with restrooms
- Five roll-up doors for efficient access
- On-site employee parking
- Prime downtown Montgomery location
- Immediate access to I-65, I-85, and Northern Boulevard

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

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

9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

FLOORPLAN



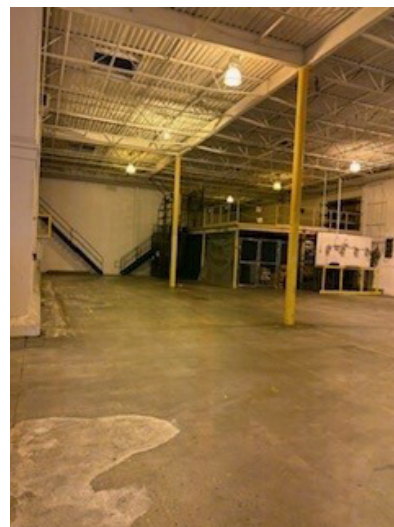
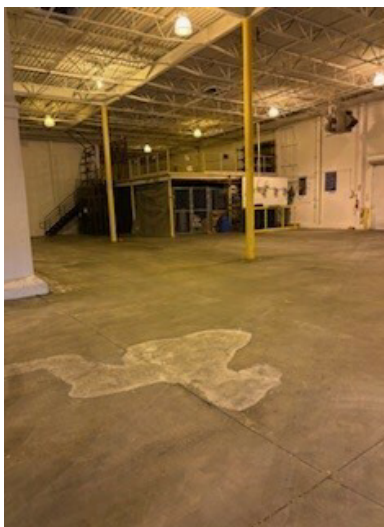
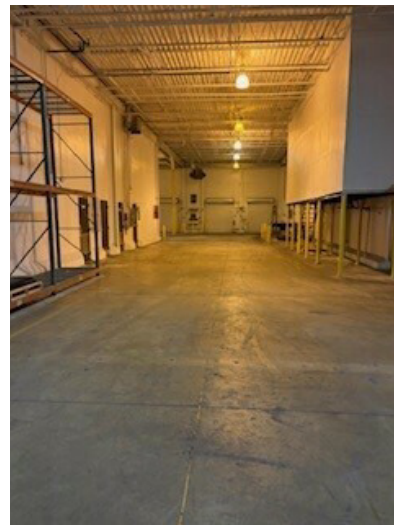
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



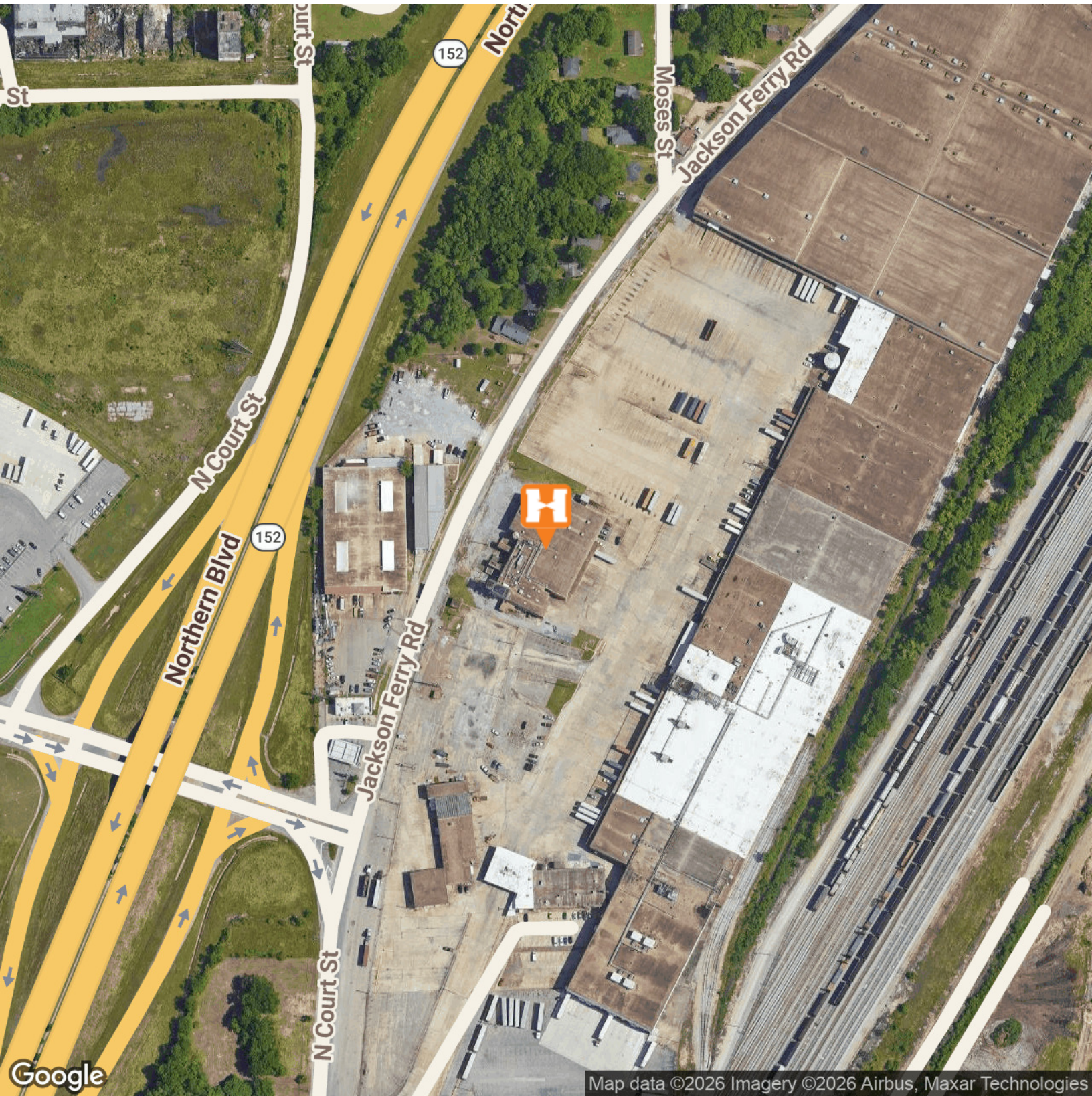
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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.

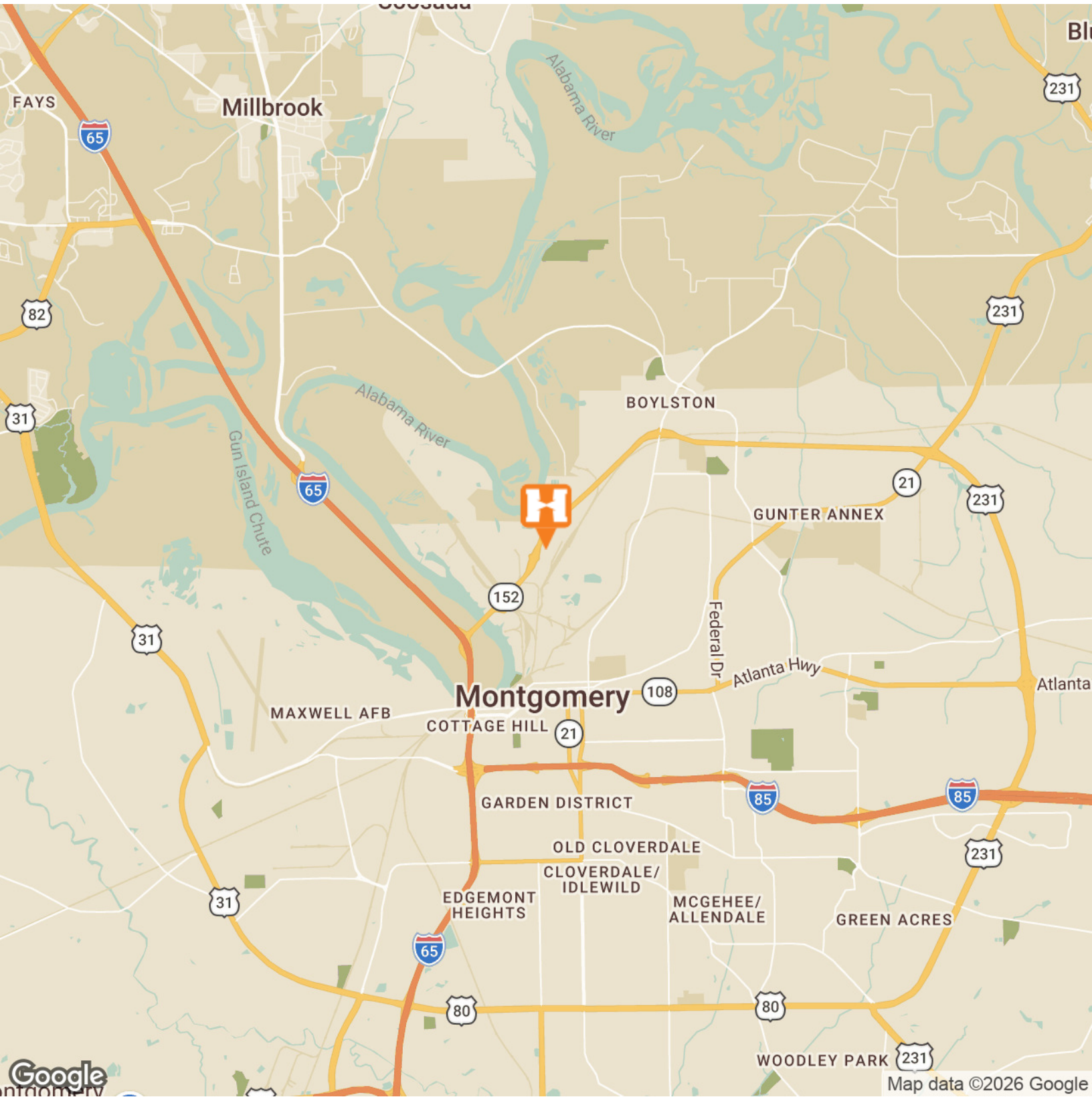
9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



Hodges

Commercial Real Estate



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.

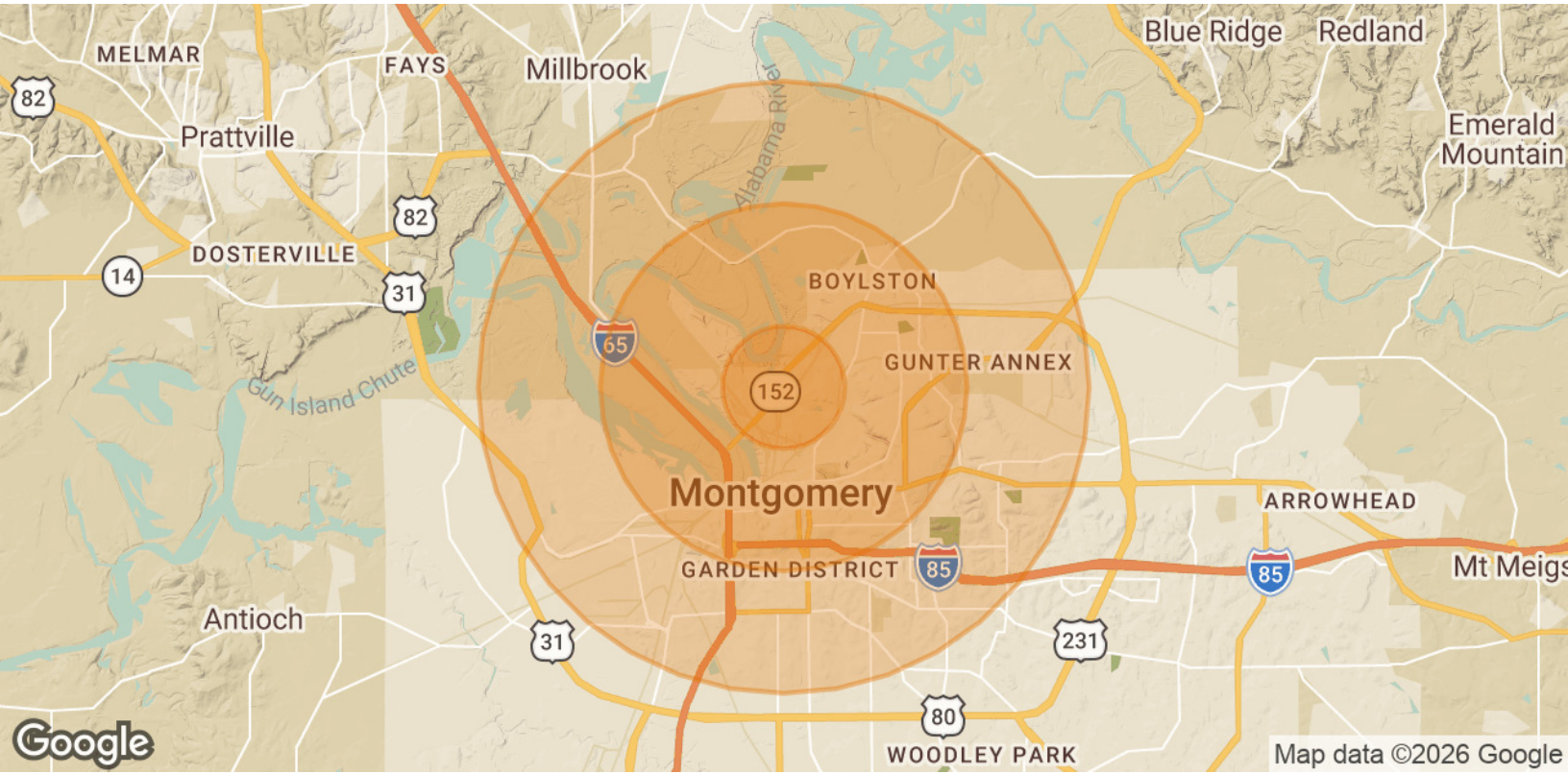
9,500 +/- SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	799	31,280	78,687
Average Age	38.8	34.2	37.0
Average Age (Male)	41.8	32.6	35.7
Average Age (Female)	39.5	37.4	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	306	11,489	30,559
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$50,207	\$51,005	\$66,805
Average House Value	\$111,902	\$97,331	\$149,804

2023 American Community Survey (ACS)

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.