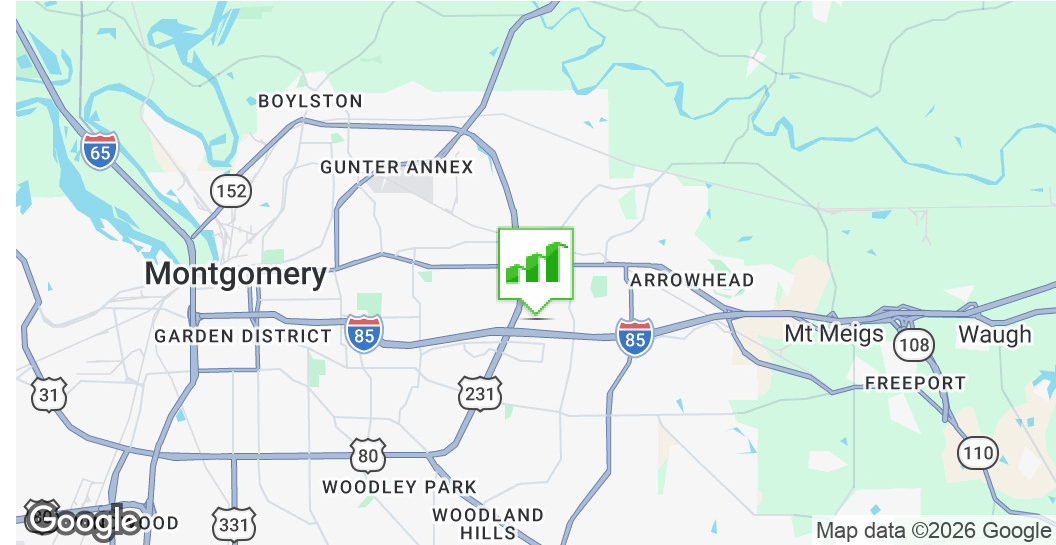


6001, 6005 & 6009 E. SHIRLEY LANE

MONTGOMERY, AL 36109

Property Summary



PROPERTY DESCRIPTION

Moore Company is pleased to present a Warehouse Flex Space with office. Property has 1 roll up doors and on-site parking for employees & customers. Conveniently located close to I-85 at East Boulevard Exit #6 with traffics counts of $\pm 116,135$ AADT

OFFERING SUMMARY

Lease Rate:	\$10 - 12 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	1.48 Acres
Building Size:	15,600 SF
NOI:	\$0.00
Cap Rate:	0.0%

PROPERTY HIGHLIGHTS

- Flex space available at 6005 E Shirley Ln in Montgomery
- Located within a high-traffic, established retail corridor
- Fully heated and cooled warehouse space
- One (1) roll-up door for efficient loading and access
- Centrally positioned with convenient access to major thoroughfares
- Less than 1 mile from Interstate 85 and Eastern Boulevard
- Strong visibility with $\pm 63,567$ AADT on Eastern Blvd
- Excellent regional connectivity with $\pm 116,135$ AADT on I-85
- Surrounded by retail, restaurants, and hotel accommodations
- Ideal for service, light industrial, or showroom users

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

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



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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B, 6005 E. Shirley Lane	Available	1,500 SF	NNN	\$10.00 - \$12.00 SF/yr	7 Offices Large storage room Additional Upstairs storage 1 Roll-up door available

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Retail Map



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