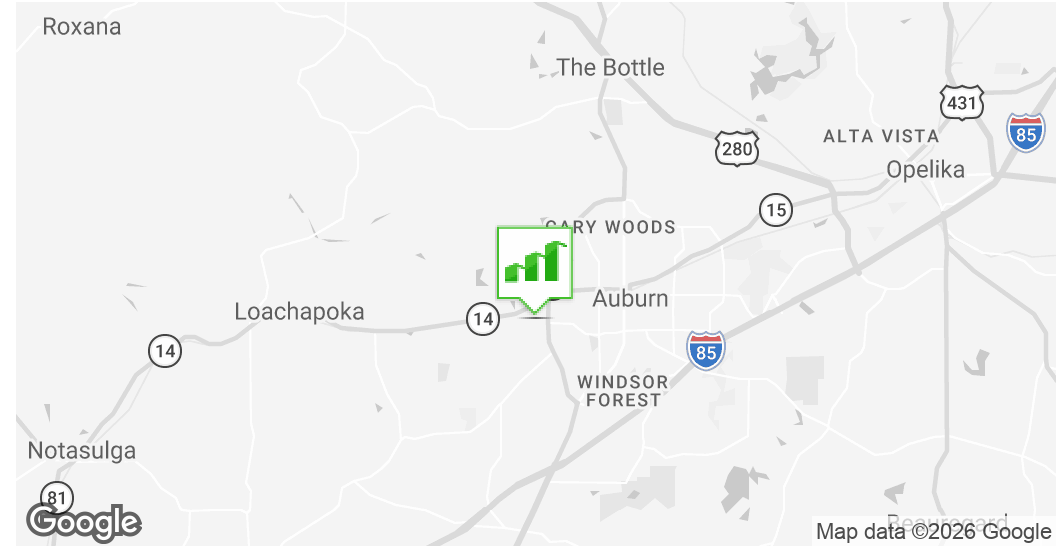


302-304 ALABAMA ST

AUBURN, AL 36832

FOR SALE & FOR LEASE



PROPERTY DESCRIPTION

Introducing a versatile flex-warehouse space at 302-304 Alabama St, Auburn, AL. This property features a heated/cooled office, along with two truck docks, a 15x12 roll-up door and two 12x8 roll-up doors. Its strategic location, just 2.4± miles from Auburn University and 3.5± miles from I-85, presents an advantageous position for businesses.

OFFERING SUMMARY

Sale Price	Contact Agent
Lease Rate:	Contact Agent
Available SF:	7,900 - 18,450 SF
Lot Size:	4.591 Acres
Building Size:	18,450 SF

PROPERTY HIGHLIGHTS

- Flex-Warehouse with heated/cooled office in Auburn, AL
- (2) Truck Docks
- (1) 15x12 Roll Up Doors, (2) 12x8 Roll Up Doors,
- Located near two major thoroughfares- Shug Jordan Pkwy (Traffic Counts of ± 22,557 AADT) & AL Highway 14 (Traffic Counts of ± 11,776 AADT)
- 2.4± Miles from Auburn University Enrollment - 28,290 Employees - 5,500, one of the largest Universities in the South
- 3.5± Miles from I-85 (± 46,017 AADT)
- 9.5± Miles from Auburn Regional Airport

PERRY PATIÑO

334.531.0125
ppatino@mcrmpm.com

MOORE COMPANY REALTY

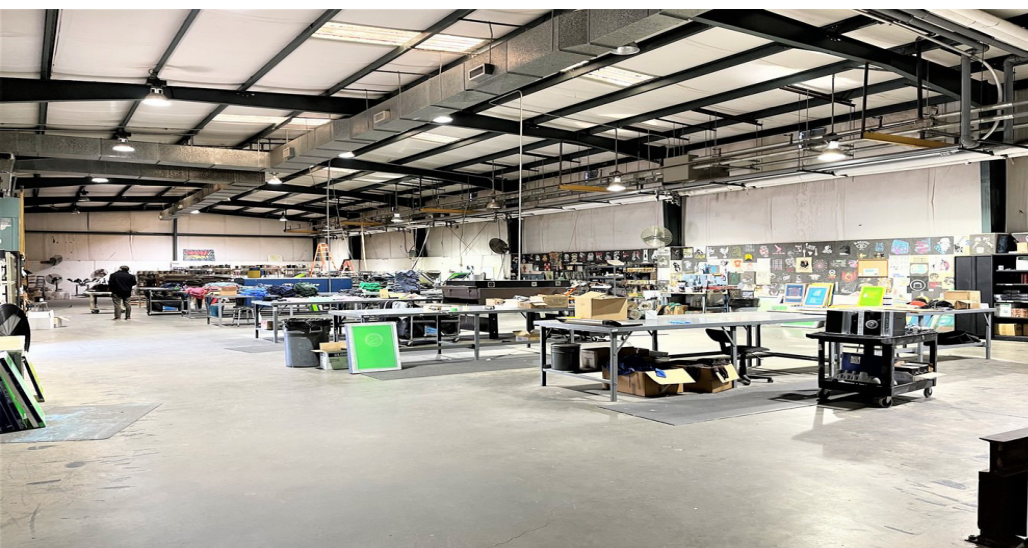
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302-304 ALABAMA ST

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Photos



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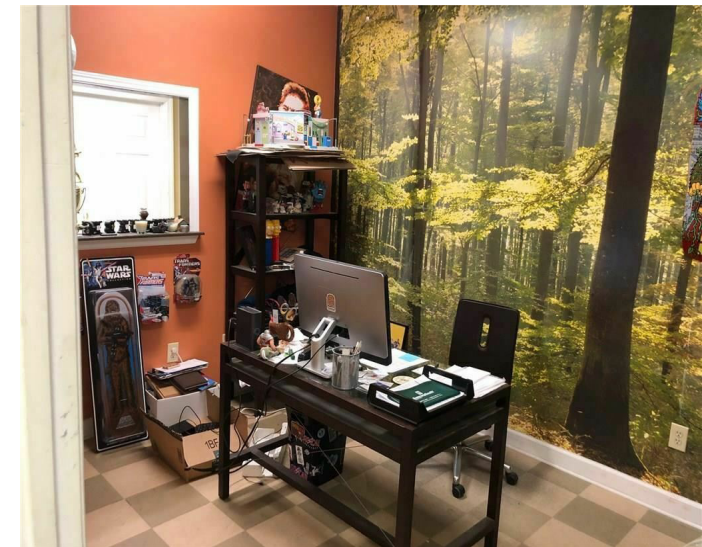
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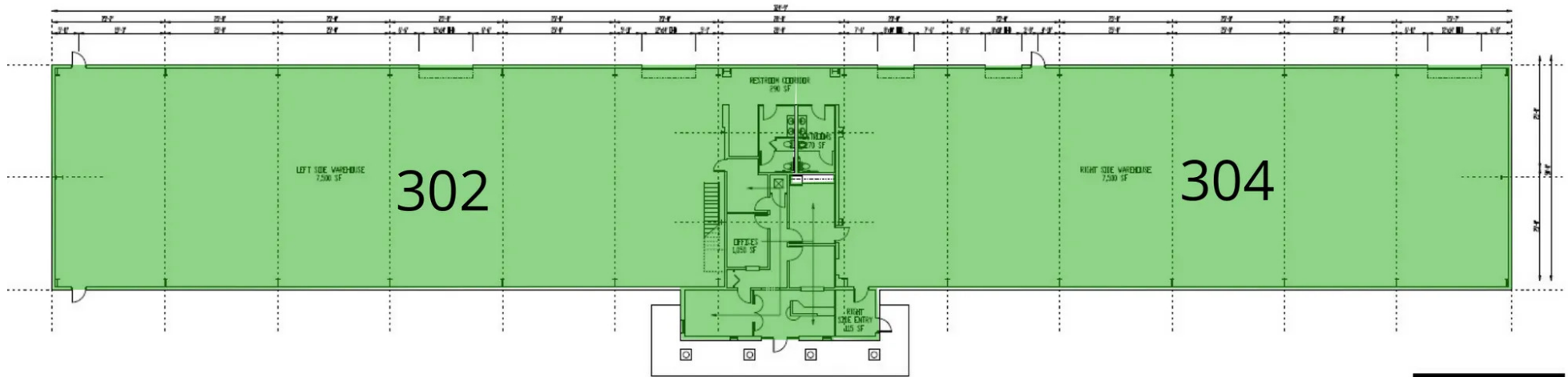
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302-304 ALABAMA ST

AUBURN, AL 36832

Available Space



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
302 Alabama St	Available	10,550 - 18,450 SF	Modified Net	Contact Agent
304 Alabama St	Available	7,900 SF	Modified Net	Contact Agent

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