

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,750 per month (MG)
Building Size:	2,825 SF
Available SF:	2,825 SF
Lot Size:	1.03 +/- acre
Zoning:	Zoned M-1 (Industrial) & B-2 (Business)

PROPERTY OVERVIEW

Versatile 2,825 +/- SF commercial/industrial building situated on a 1-acre fully fenced lot in Montgomery's established southwest industrial corridor. The property is zoned M-1 (Industrial) and B-2 (Business), providing flexibility for a variety of industrial, warehouse, service, storage, and commercial uses. Conveniently located just 4.61 +/- miles from the Meta Data Center, the property benefits from excellent access to Interstate 65 and the Southern Bypass (US-80), allowing for efficient connectivity throughout Montgomery and Central Alabama. The surrounding area is characterized by a mix of warehouse, transportation, storage, and service-oriented businesses, making it an ideal location for companies requiring operational efficiency and accessibility. Downtown Montgomery is approximately 15 minutes away, providing convenient access to the area's workforce, services, and business amenities. The site also includes multiple exterior storage sheds, enhancing operational and storage capabilities. For more information or to schedule a tour, contact Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- 2,825 +/- SF commercial/industrial building, & 1-acre fenced site
- 4.61 +/- miles from Meta Data Center
- Excellent access to Interstate 65 and US-80 (Southern Bypass)
- Located in Montgomery's established industrial/commercial corridor
- Suitable for warehouse, distribution, service, contractor, storage, and light industrial uses
- Strong connectivity to regional transportation routes throughout Central Alabama

315 W. FLEMING RD. - 2,825 SF & 1 ACRE | COMMERCIAL PROPERTY FOR LEASE

PHOTOS



Hodges
Commercial Real Estate



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**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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ADDITIONAL PHOTOS



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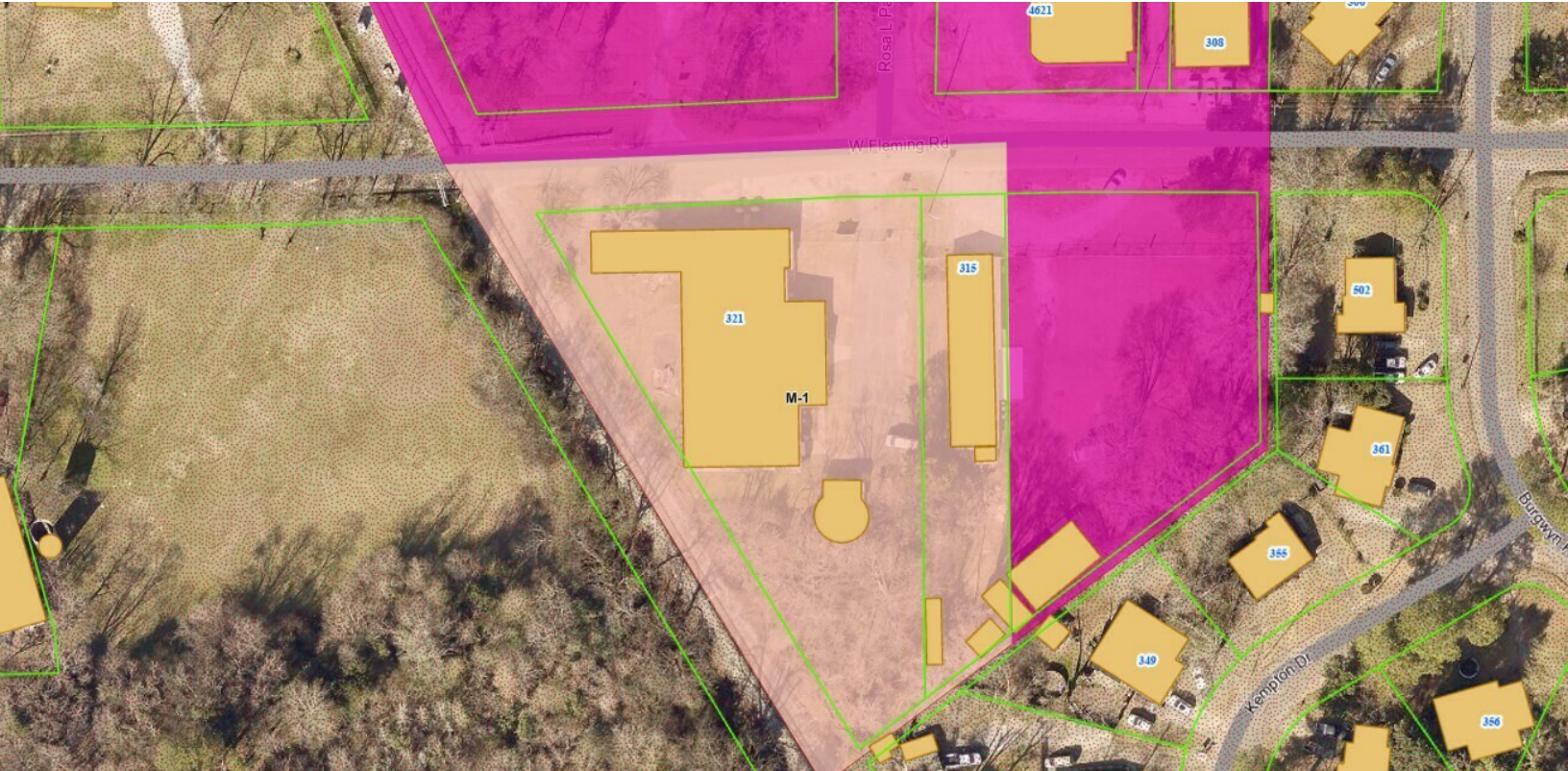
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ZONING & GIS



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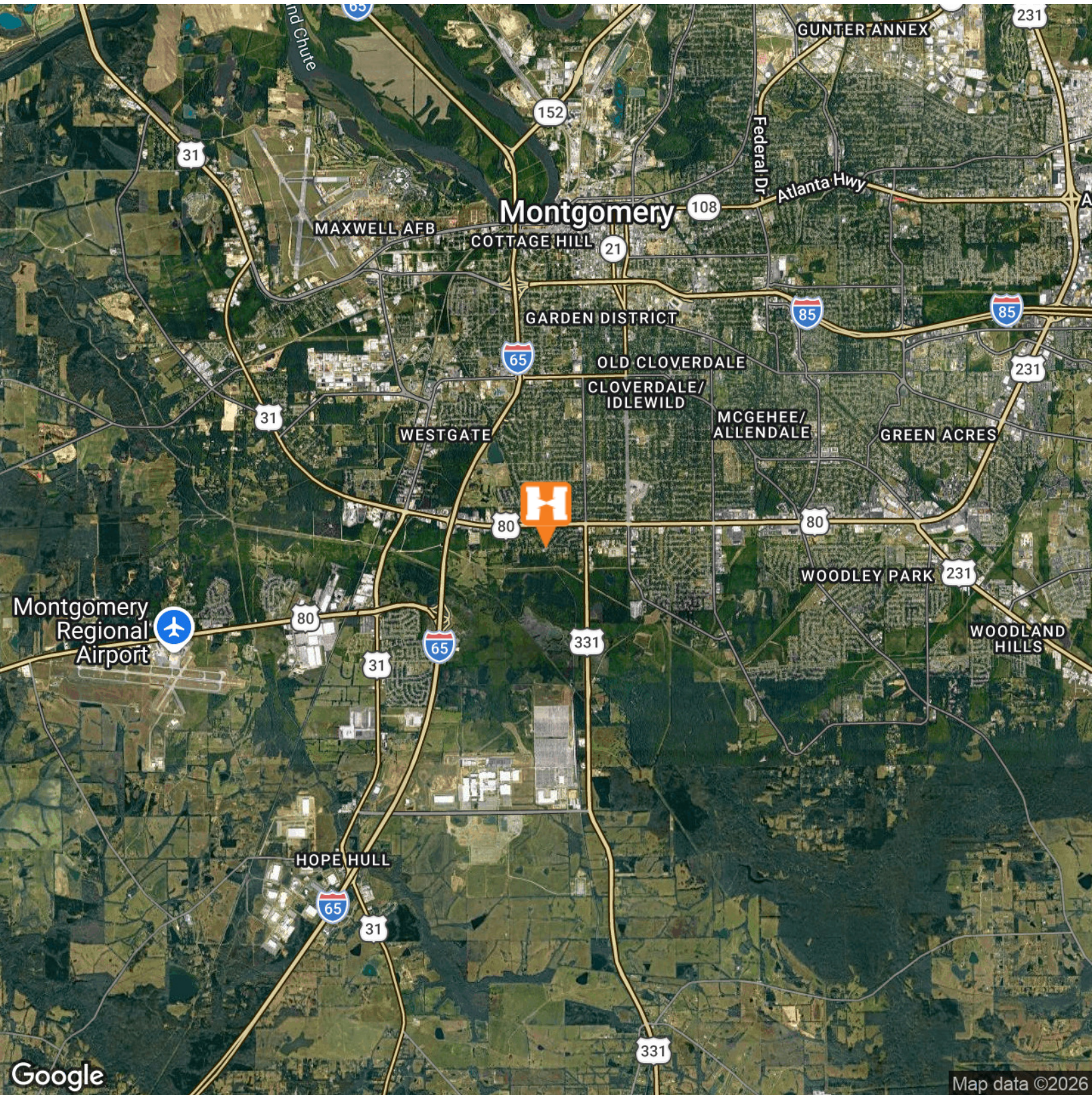
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AERIAL MAP



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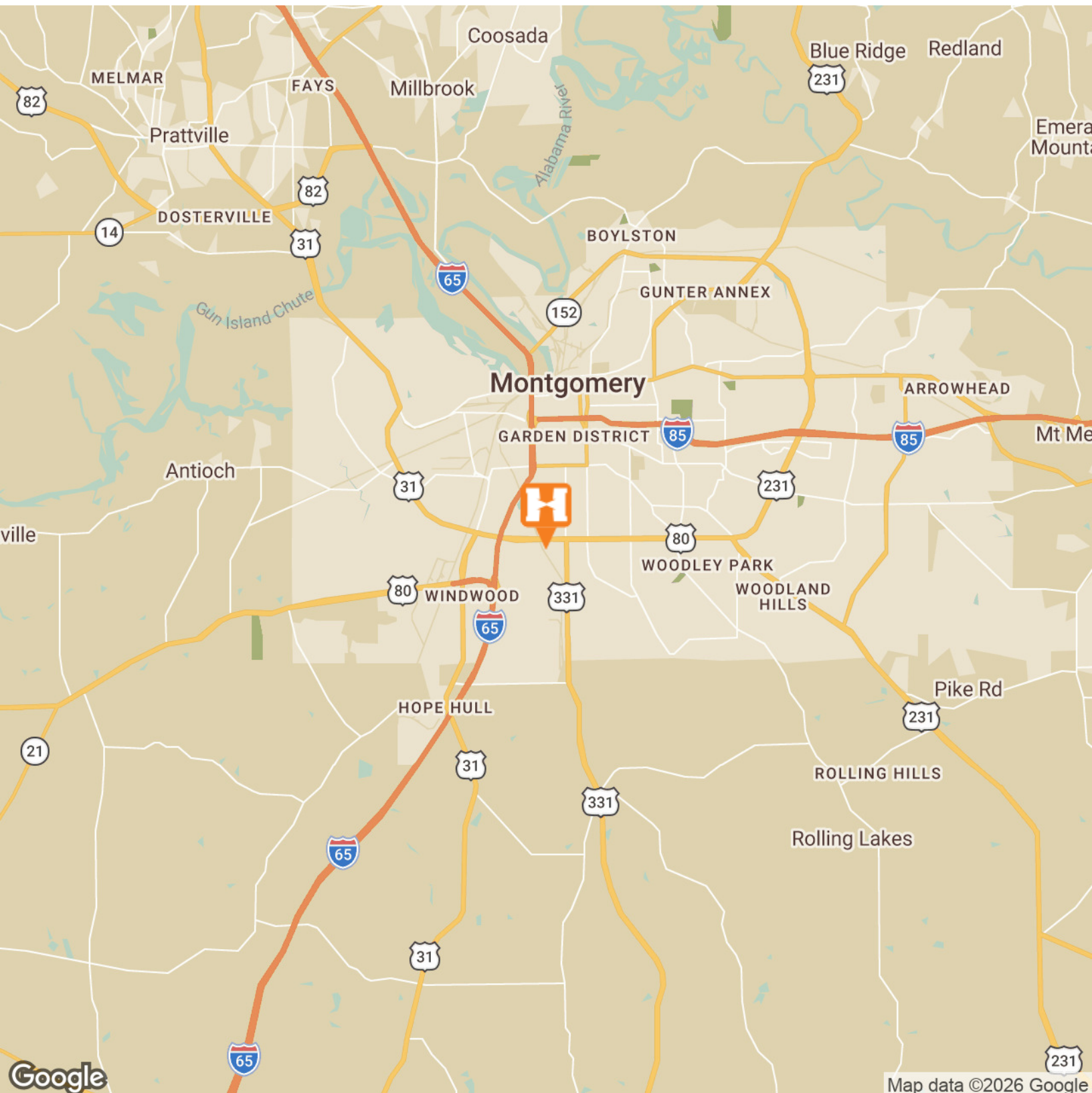
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LOCATION MAP



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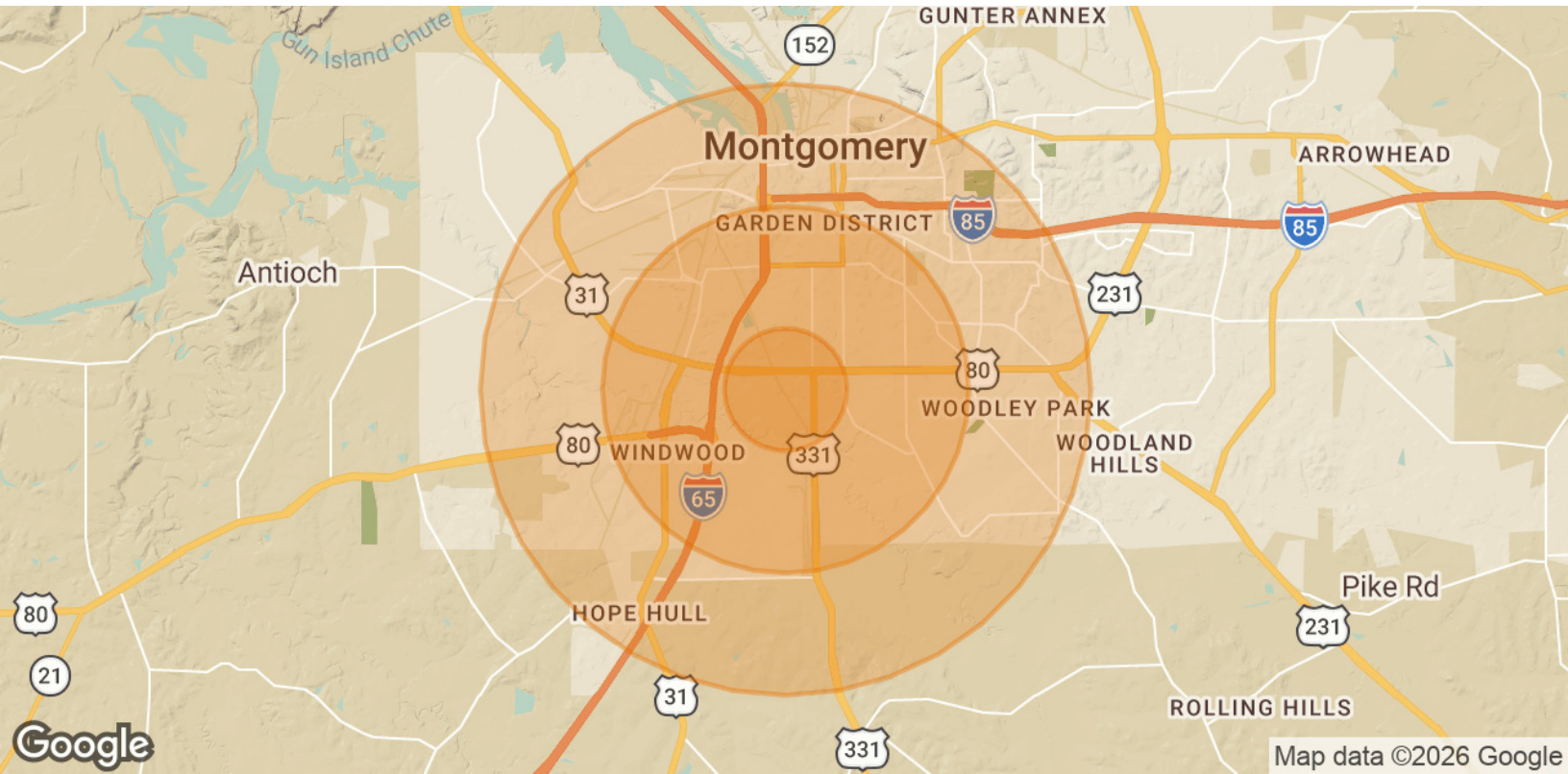
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,802	34,280	86,415
Average Age	41.3	38.9	37.3
Average Age (Male)	41.2	37.1	35.3
Average Age (Female)	44.8	40.5	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,305	13,872	34,392
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$38,952	\$63,148	\$64,518
Average House Value	\$60,598	\$152,992	\$151,180

2023 American Community Survey (ACS)

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