

ADC 400

Warehouse - For Lease



AUCTUS

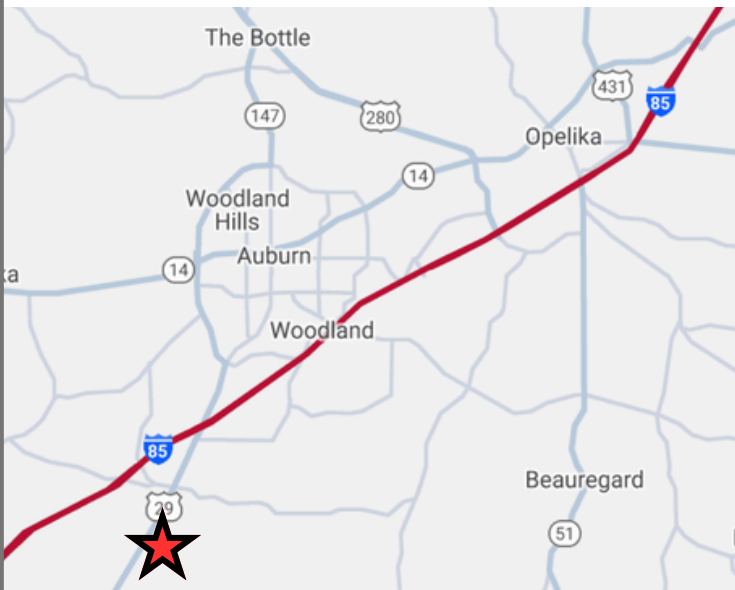
— REAL ESTATE —



305 LEE ROAD 2231

Auburn, AL 36830

Building Size	84,000 sf
Availability	21,000 - 63,000 sf
Status	Delivered June 2025
Lease Rate	Contact Agent



HIGHLIGHTS

- PEMB with 30' eaves
- 6" concrete slab
- 8 dock positions available
- 130' concrete truck court
- ESFR fire suppression system
- 26 parking spaces
- 26'3" x 53'4" column spacing (160' x 525' overall)

KEY DISTANCES

KIA - West Point, GA	30 miles
Montgomery, AL	50 miles
Hyundai - Montgomery, AL	60 miles
Atlanta, GA	100 miles
Birmingham, AL	135 miles

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No warranty, guarantee, or representation is made to the accuracy or completeness of the information contained herein.

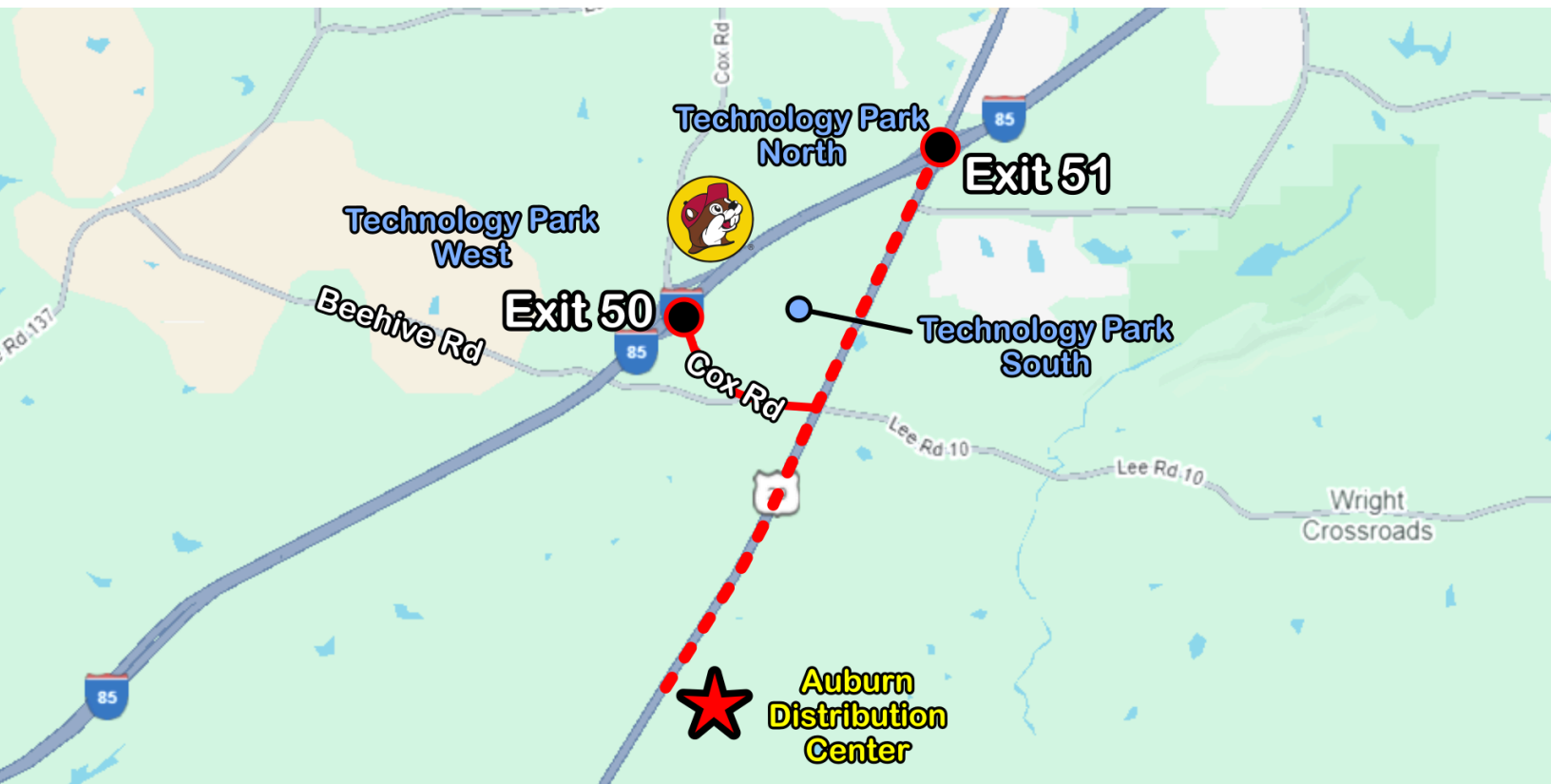


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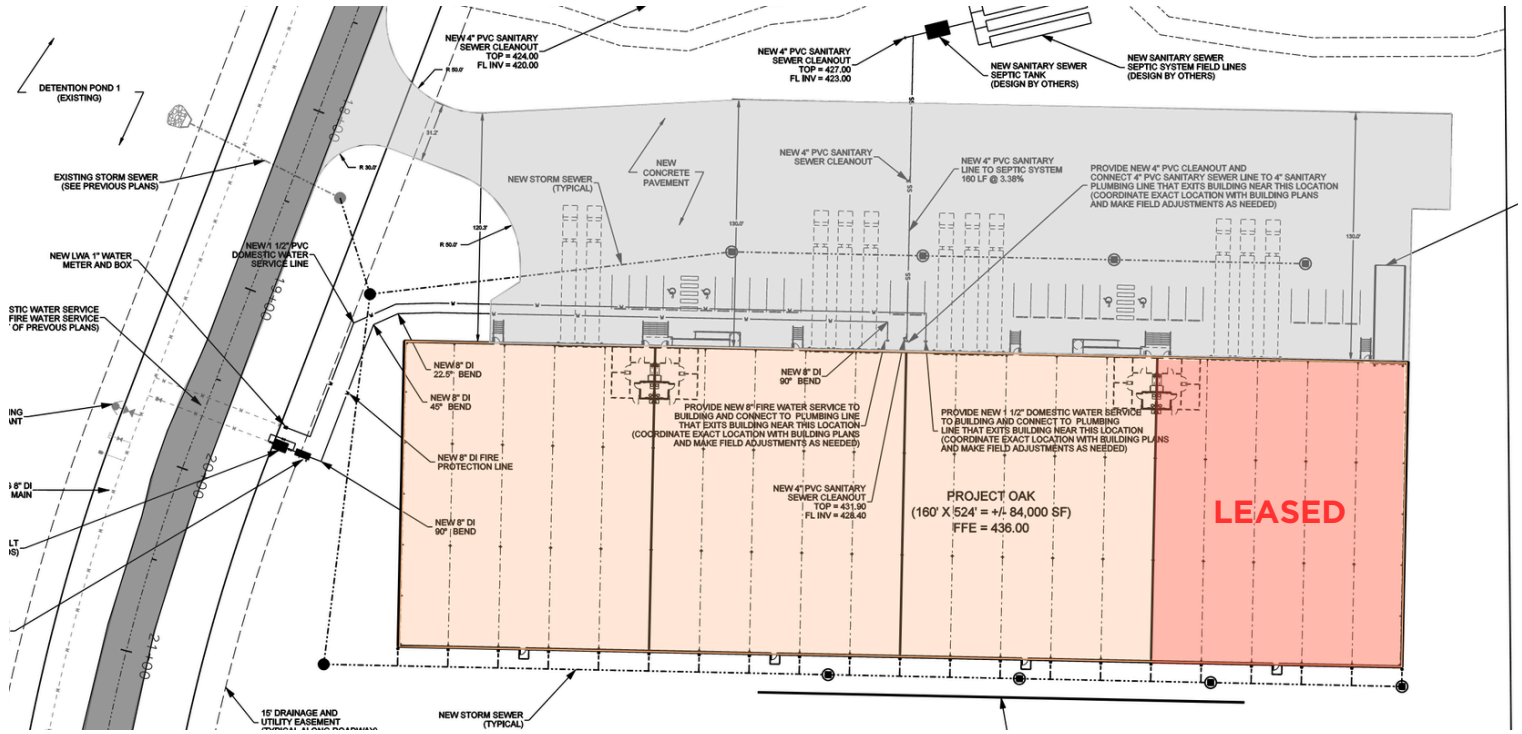


2 MILES TO I-85

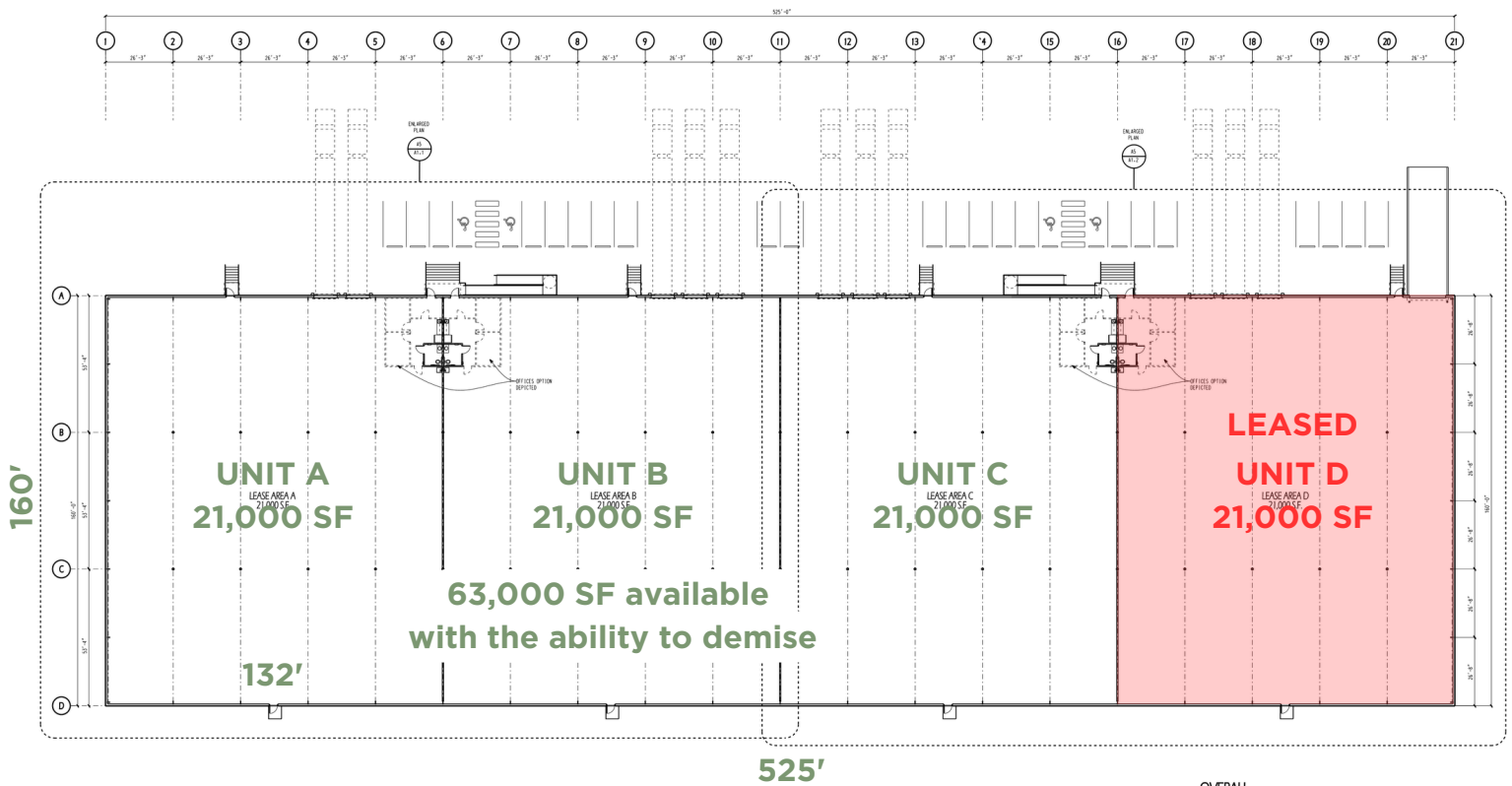




SITE LAYOUT



FLOORPLAN



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