

FOR SALE

401 Bingham Ave, Ozark, AL 36360



Motivated Seller

Prime opportunity to acquire a 113,600 Sq. Ft. vacant manufacturing/distribution warehouse on 10-acres. Building is subdivided into 5 warehouse components, formerly used for cold-storage. Enclosed loading dock and office space with additional 24x48 mobile office in rear. 725' of frontage on Bingham Ave. Constructed in 1974 with several additions completed in 1980.

- Value-add / renovation opportunity
- 8 truck dock doors + 3 rail docks
- CSX Rail Possible
- Truck Scale
- Enclosed loading dock: 8,750 SF
- Office Space: 1,250 SF
- Clear ceiling heights: 21' - 23'
- Column Spacing: 25' x 30'

OFFERING SUMMARY

SALE PRICE	\$900,000
BUILDING SIZE	113,600 SF
LOT SIZE	10 +/- Acres
PRICE PER SF	\$7.92/SF
ZONING	L-1

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	26,344	137,628	242,208
Average HH Income:	\$50,260	\$60,335	\$54,900

CITY OF OZARK INFO

✉ **Kenny Whatley**
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✉ **Shannon Auty**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
107 Hidden Glen Way
talcor.com

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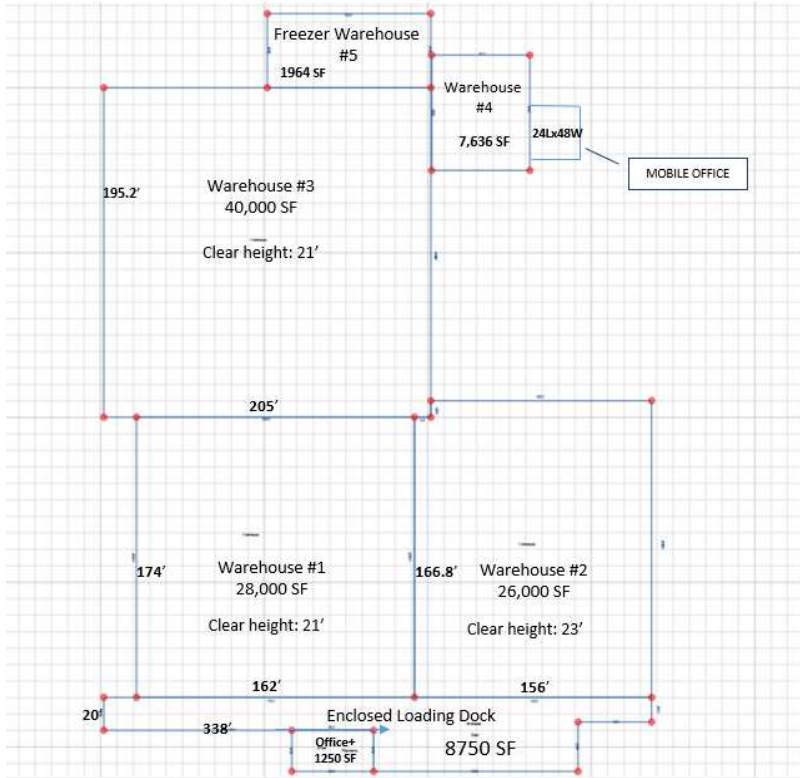
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Total Dry/Cold Storage Space = 103,600 SF

Building Size: 113,600



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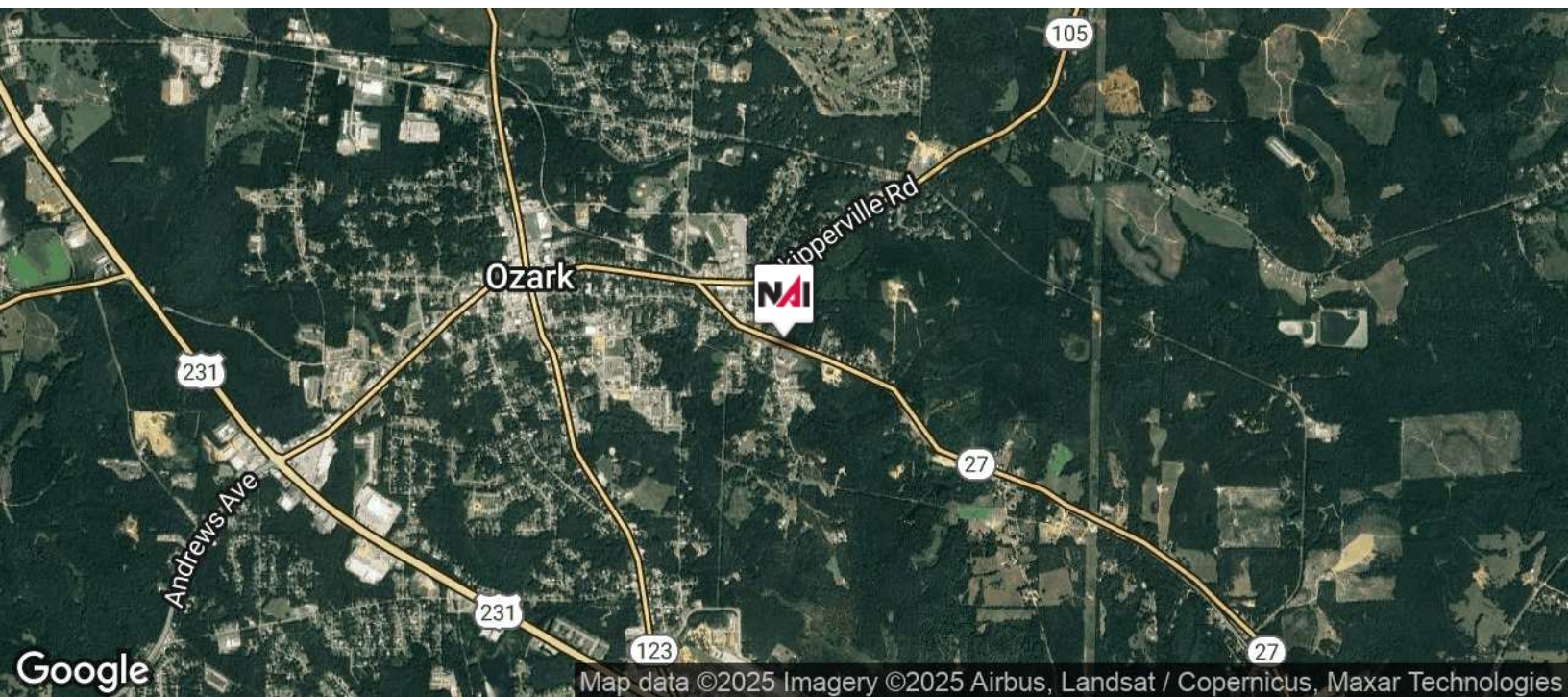
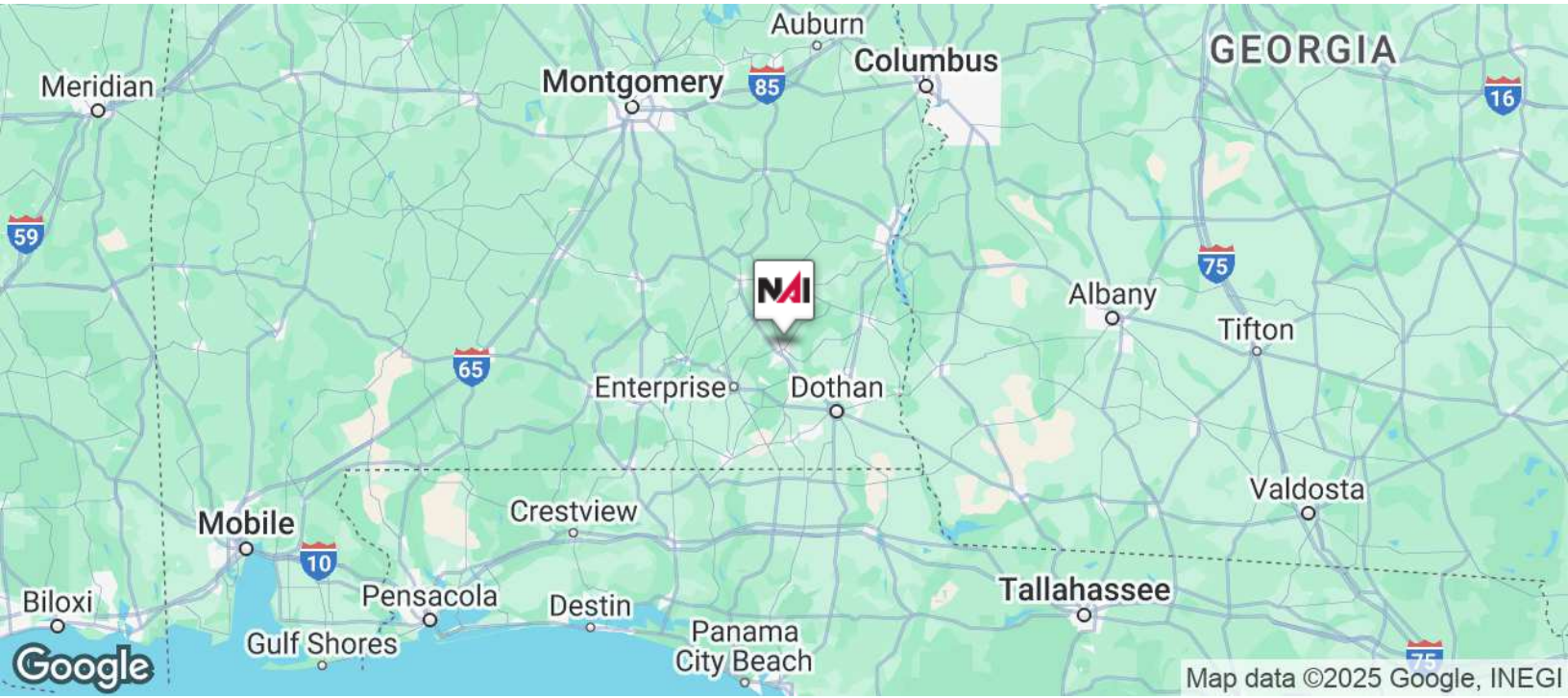
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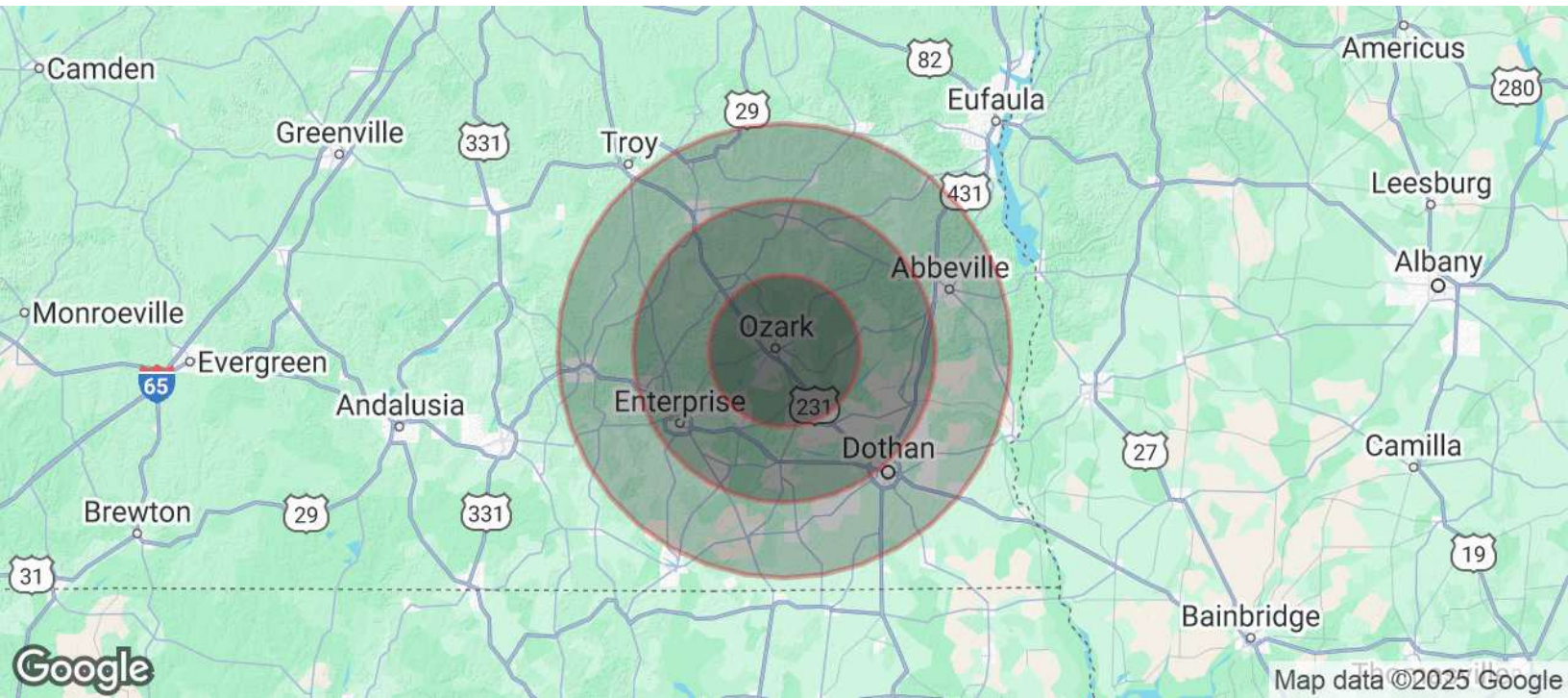
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NAI TALCOR

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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	26,344	137,628	242,208
Average Age	39.8	39.6	39.9
Average Age (Male)	38.8	38.1	38.0
Average Age (Female)	40.5	41.6	41.8

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	11,844	61,837	111,489
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$50,260	\$60,335	\$54,900
Average House Value	\$109,154	\$146,267	\$136,146

2020 American Community Survey (ACS)

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