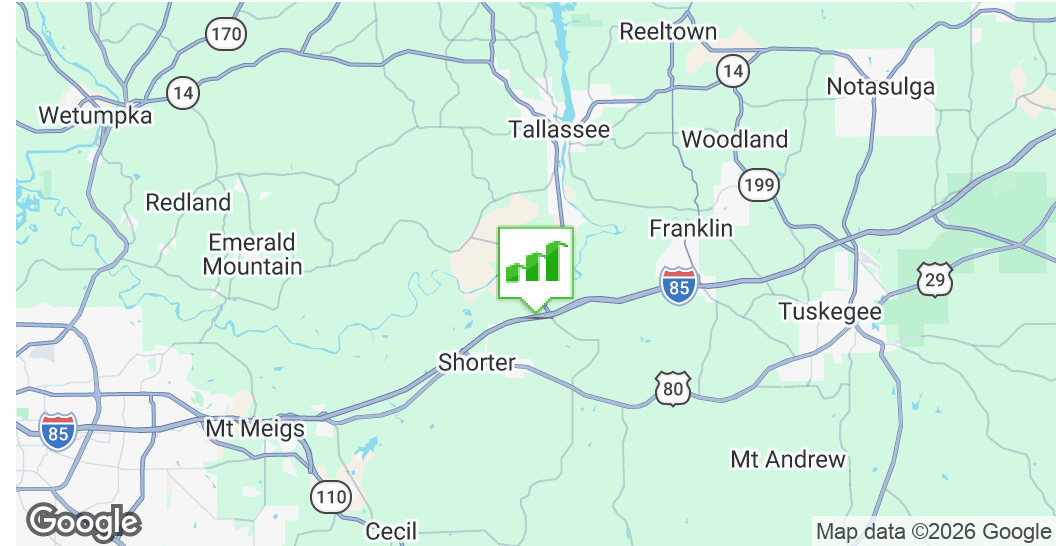


± 33.91 AC ALONG I-85

SHORTER, AL 36075

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional ±33.91 AC property, a prime investment opportunity in the Shorter area. Boasting a strategic location adjacent to Hanon Systems Alabama Corp., this property offers convenient access to I-85, merely 0.9 miles from Exit 22. The site's prime placement along a major interstate corridor guarantees efficient connectivity throughout central and east Alabama. With substantial frontage and exposure along the I-85 corridor, this property is ideal for industrial, manufacturing, distribution, or logistics uses.

OFFERING SUMMARY

Sale Price:	\$20,000 / acre
Lot Size:	33.91 Acres
Best Use:	Industrial

PROPERTY HIGHLIGHTS

- Excellent Opportunity for Industrial, Manufacturing, Distribution or Logistics Uses
- Adjacent to Hanon Systems Alabama Corp., an established industrial manufacturing operation
- Convenient Access to I-85, with the property located approximately 0.9 miles from I-85 Exit 22
- Approximately 20 Miles from Downtown Montgomery
- Highly Visible Interstate Presence with substantial frontage and exposure along the I-85 corridor
- Existing Industrial Infrastructure Nearby, with established industrial development immediately adjacent to the site
- Abundant Land Area offers potential for a large-scale industrial campus with room for buildings, parking, truck circulation and supporting infrastructure
- Excellent Regional Transportation Access via I-85, connecting the site to Montgomery, Auburn, Opelika and the broader Southeast

GENE CODY, CCIM, SIOR

334.386.2441
gcody@mcrrmpm.com

MOORE COMPANY REALTY

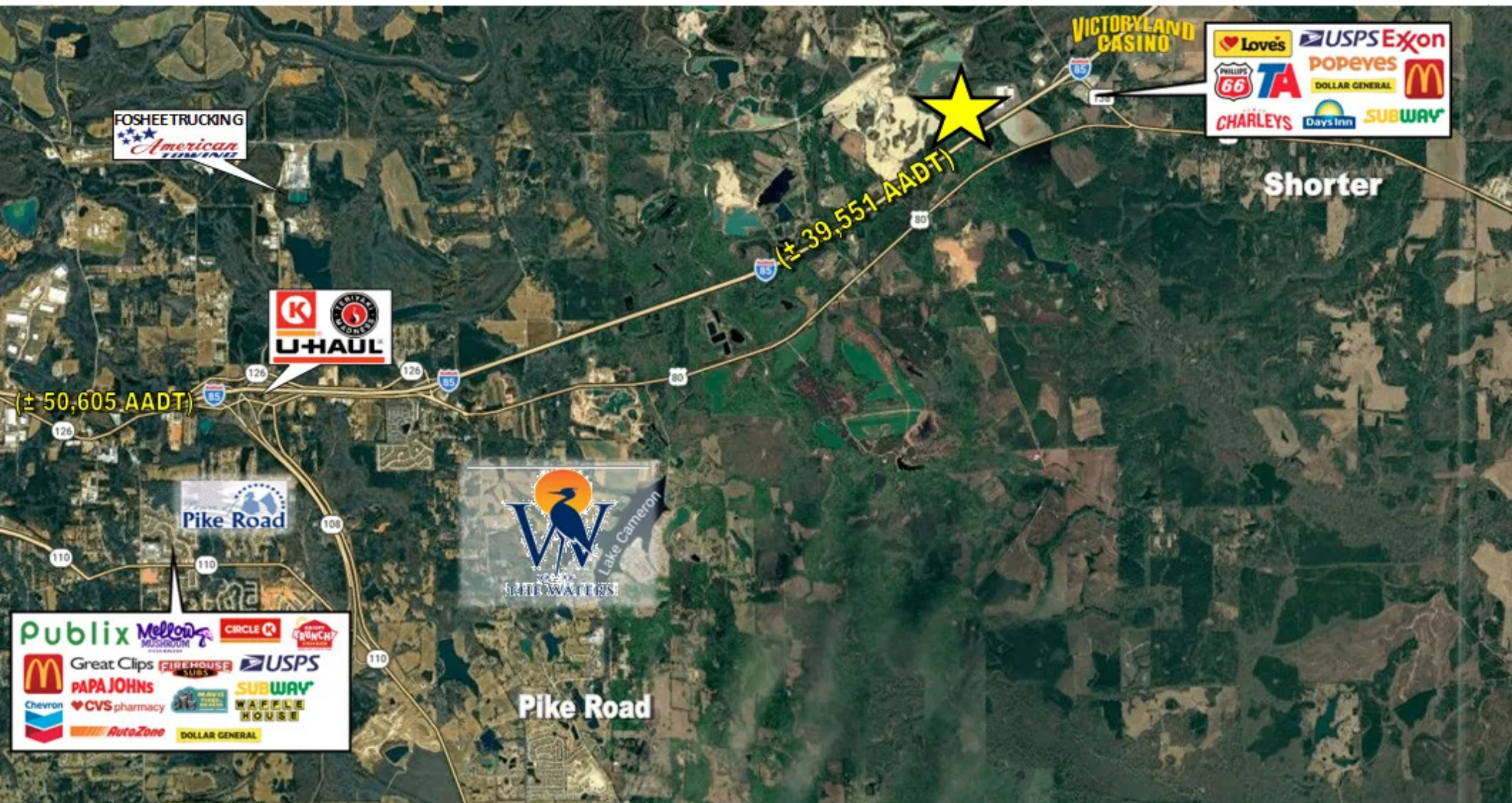
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± 33.91 AC ALONG I-85

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Area Map



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