

# FOR LEASE

39,060 SF INDUSTRIAL/FLEX (❁TWO BUILDINGS)



*NORTH BUILDING*



*SOUTH BUILDING*



1314 STATE DOCKS RD.  
DECATUR, AL 35601

*❁BUILDINGS CAN BE LEASED SEPARATELY OR TOGETHER.*

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## PROPERTY OVERVIEW

Designed for performance and flexibility, this industrial property encompasses approximately 39,060 square feet across two buildings, with 2.08 acres supporting operations and access. The property is equipped to handle a wide range of industrial uses with ease.

The interior is purpose-built to support both production and business functions, featuring a combination of open manufacturing areas and finished office space. Full HVAC coverage throughout both buildings ensures consistent climate control.

The property includes a reinforced 8-inch concrete slab, allowing it to accommodate heavy machinery and intensive operations. Three-phase power is in place in both buildings, providing the infrastructure needed for high-demand users.

The building also offers practical advantages for day-to-day operations, including multiple drive-in and dock-high doors for streamlined operations.

## PROPERTY HIGHLIGHTS

- Fully Conditioned 39,060 SF Industrial/Flex Facility
- Zoning - M-2 (Industrial)
- Slab Foundation - 8" reinforced
- Industrial-Grade Infrastructure
- Easy access to major thoroughfares including Hwy 72, Hwy 20, and I-65

BUILDING TOTALS - 39,060 SF	
Warehouse/Manufacturing	29,844 SF
Finished Office	8,940 SF
Power	3,600 amps
Loading	<ul style="list-style-type: none"> <li>• 2 Drive-In Doors</li> <li>• 3 Dock-High Doors</li> </ul>

NORTH BUILDING - 20,960 SF	
Warehouse/Manufacturing	18,720 SF
Finished Office	2,240 SF (1,120 SF 1st Floor) (1,120 SF 2nd Floor)
HVAC	Fully Conditioned
Power	2,400 amps
Drive-In Doors	One
Dock-High Doors	Two
Clear Heights	19' to 25'

SOUTH BUILDING - 18,100 SF	
Warehouse/Manufacturing	11,400 SF
Finished Office	6,700 SF (4,100 SF 1st Floor) (2,600 SF 2nd Floor)
HVAC	Fully Conditioned
Power	1,200 amps
Features	2,100 SF Clean Room with independent climate control
Drive-In Doors	One
Dock-High Doors	One
Clear Heights	16' to 22'

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## PROPERTY LOCATION

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## EXTERIOR PHOTOS



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# INTERIOR PHOTOS - NORTH BUILDING



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# INTERIOR PHOTOS - SOUTH BUILDING



A large industrial building with a corrugated metal exterior. The name "MICOR Industries, LLC." is printed in large, bold, brown letters on the side of the building. A dark SUV is parked in front of the building. The sky is a clear, light blue.

**MICOR**  
Industries, LLC.

FOR MORE INFORMATION,  
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