

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|----------------------|
| Lease Rate: | \$3,000.00 per month |
| Available SF: | 6,335 SF |
| Number of Units: | 1 |
| Zoning: | M-1 |

PROPERTY OVERVIEW

Approximately 6,335 SF of industrial warehouse available now. Ceiling heights approximately 14', area includes a small office area, restrooms, and 2 roll up doors. Conveniently located within minutes of I-65, I-85, and Northern Blvd. For more information or to schedule your tour contact Paul Hodges @ 334-315-1382.

LOCATION OVERVIEW

Located near the 6th St. Exit on Jackson Ferry Rd.
Located within minutes of I-65, I-85, and Northern Boulevard
Conveniently situated in Downtown Montgomery

PROPERTY HIGHLIGHTS

- 6,335 SF industrial warehouse
- Approx. 14' clear ceiling height
- Office area with 2 restrooms
- 2 roll-up doors for easy access
- Employee parking available
- Well-suited for small teams and specialized operations
- Convenient downtown Montgomery location
- Minutes from I-65, I-85 & Northern Boulevard

PAUL HODGES

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334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

1550 JACKSON FERRY RD. | INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



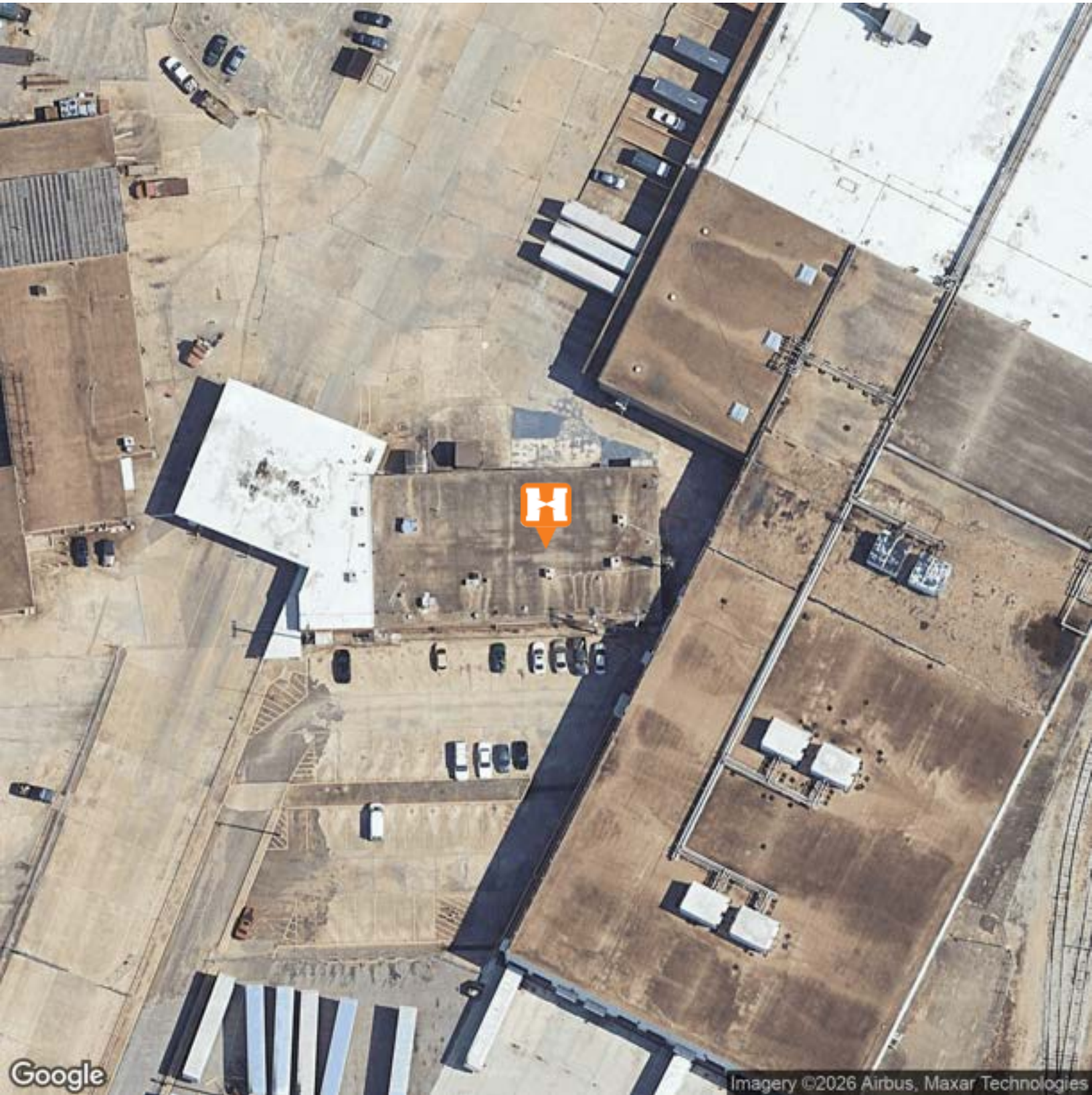
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AERIAL MAP



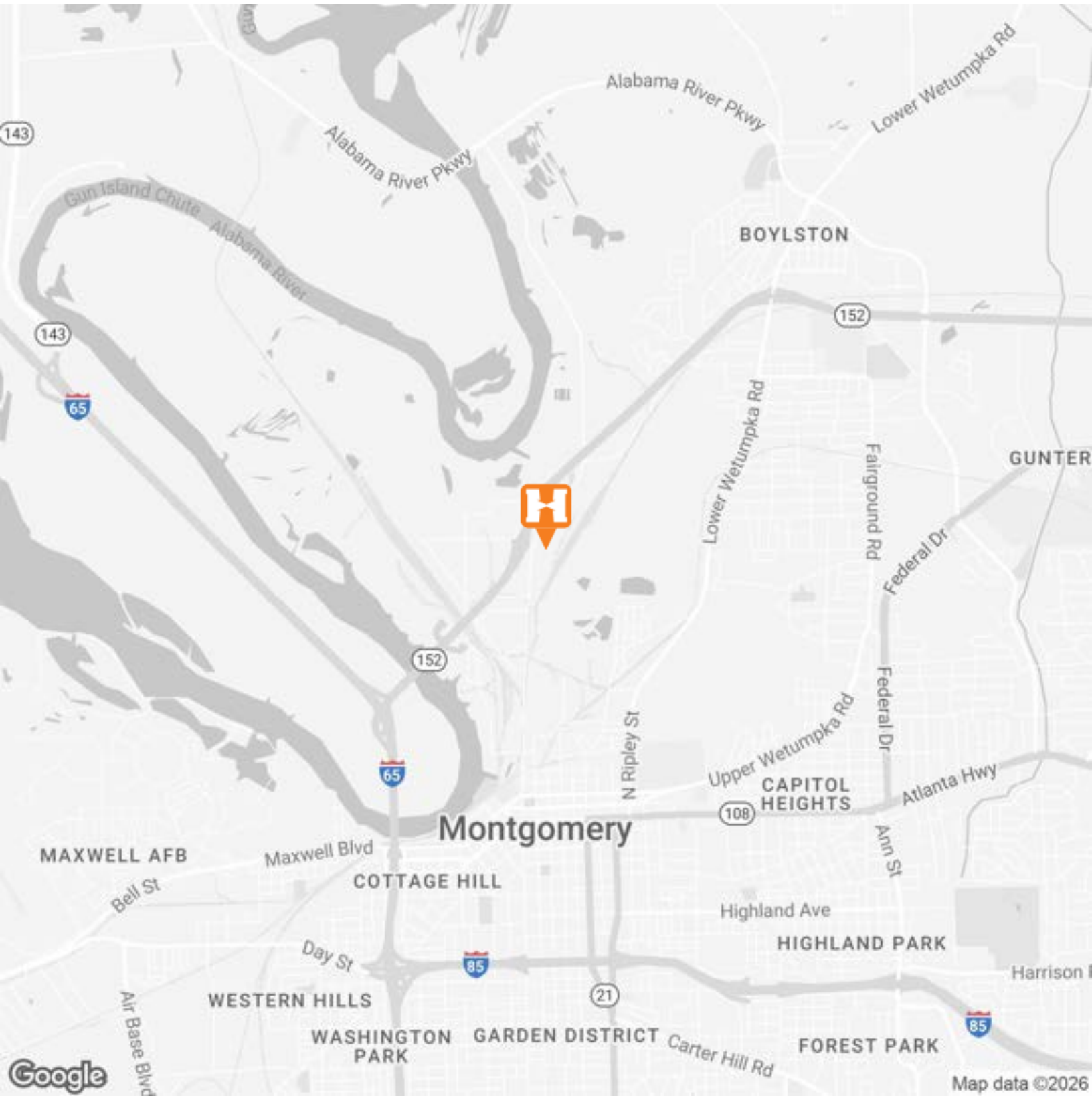
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,187 | 28,531 | 76,607 |
| Average Age | 37.3 | 35.7 | 37.7 |
| Average Age (Male) | 39.0 | 33.2 | 34.8 |
| Average Age (Female) | 38.2 | 38.7 | 40.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total Households | 574 | 13,709 | 36,805 |
| # of Persons per HH | 2.1 | 2.1 | 2.1 |
| Average HH Income | \$34,296 | \$40,663 | \$50,192 |
| Average House Value | \$53,330 | \$84,698 | \$109,898 |

* Demographic data derived from 2020 ACS - US Census