

# ADC 500

Light Manufacturing - For Lease



# AUCTUS

— REAL ESTATE —



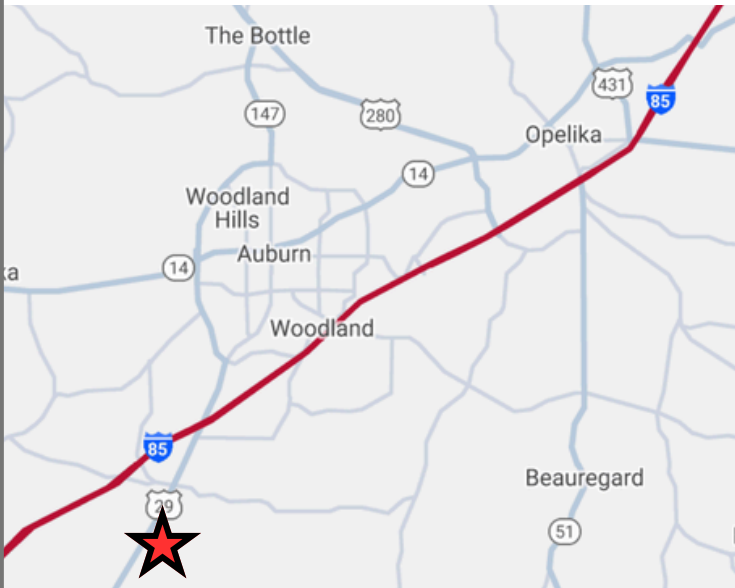
**ADC 500**  
**61,600 SF**

**Under Construction**  
**August 2025 Completion**

**314 LEE ROAD 2231**

**Auburn, AL 36830**

<b>Size</b>	61,600 sf
<b>Minimum Divisible</b>	30,800 sf
<b>Status</b>	August 2025 Occupancy
<b>Lease Rate</b>	Contact Agent



## HIGHLIGHTS

- PEMB with 30' eaves
- 6" concrete slab (8" prepped for crane area)
- 5 dock positions + 2 20'x20' drive in doors at ramp
- 130' concrete truck court
- ESFR fire suppression system
- 54 parking spaces
- 28'0" x 55'0" column spacing (160' x 525' overall)
- Prepped for 30 TN crane in entire 55' bay

## 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.

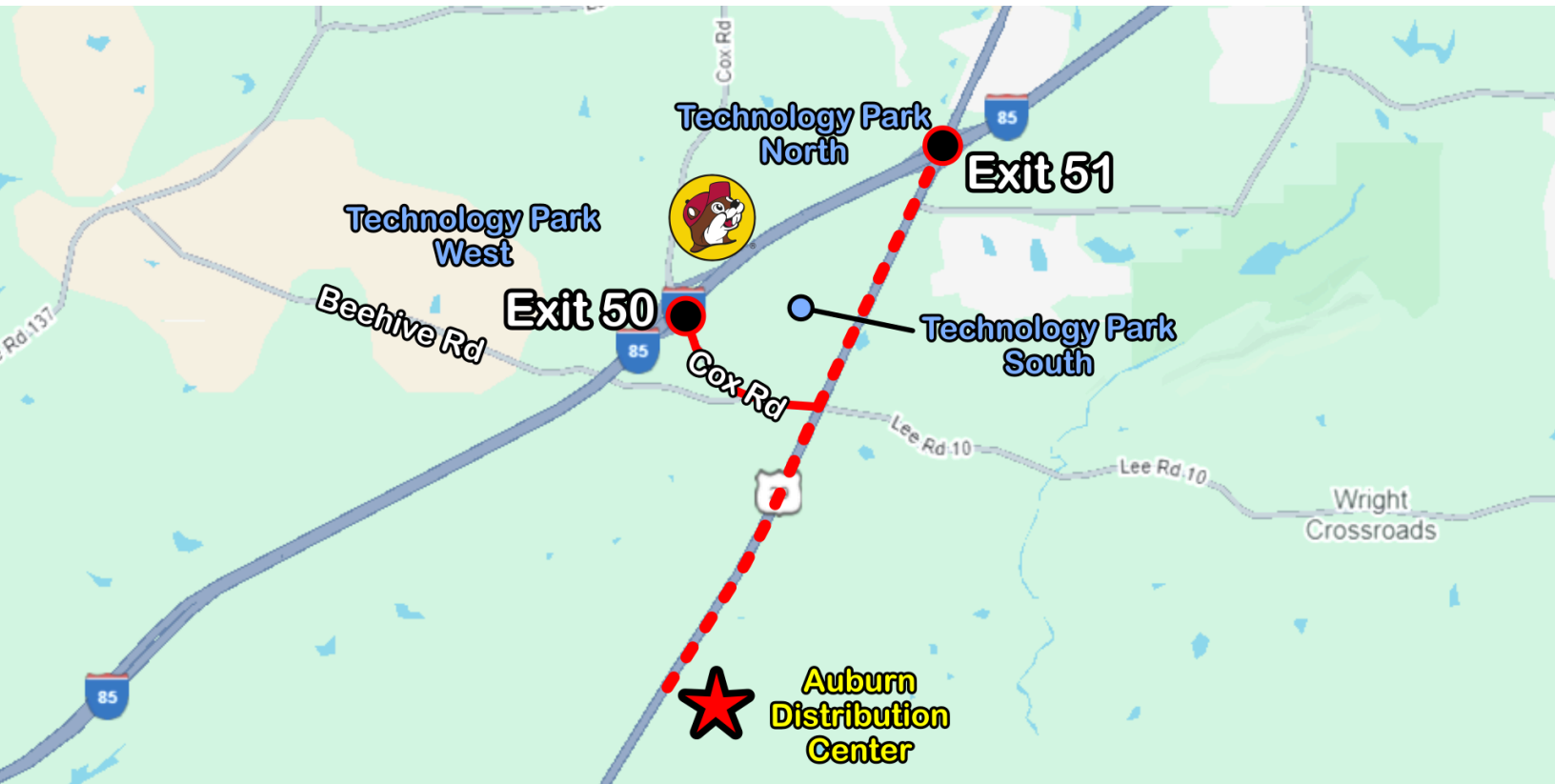


# ADC 500, Auburn, AL

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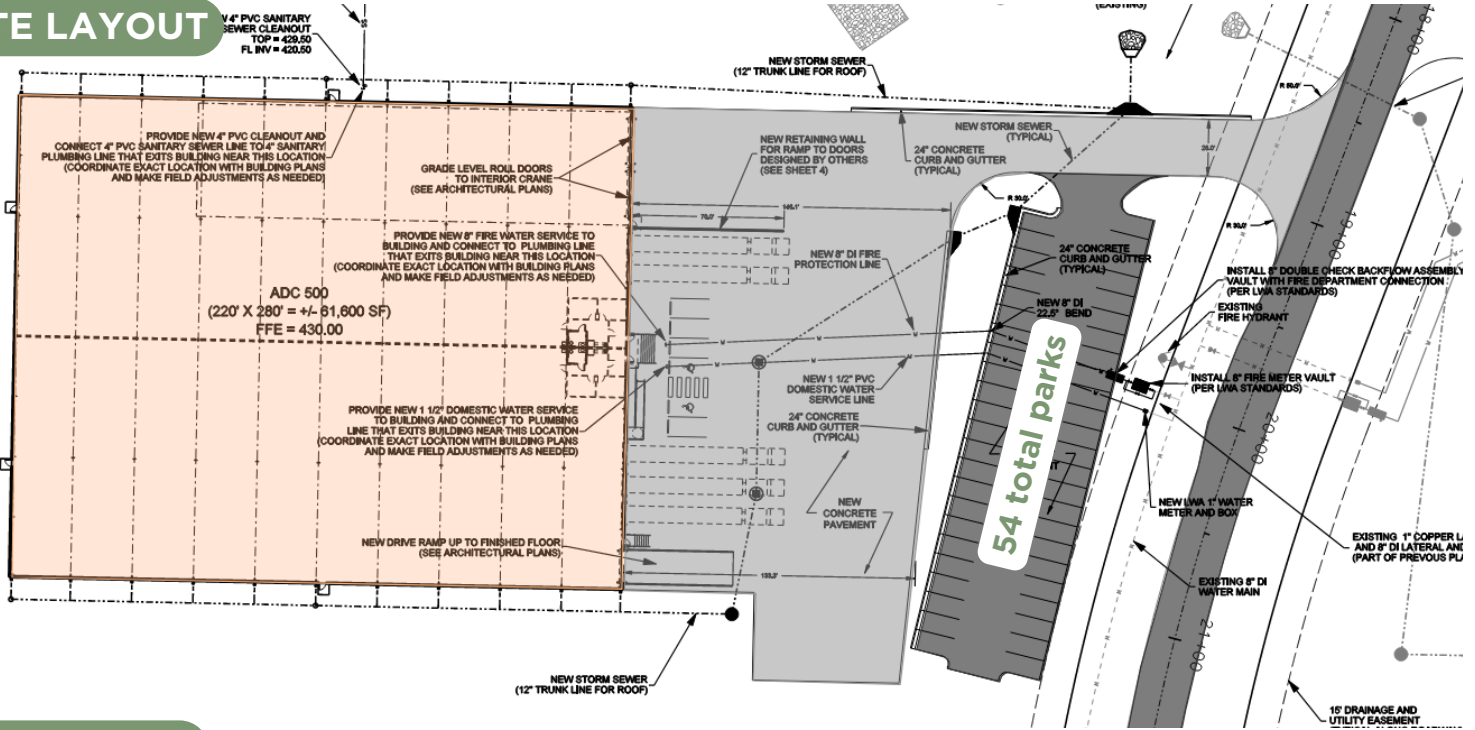


## 2 MILES TO I-85

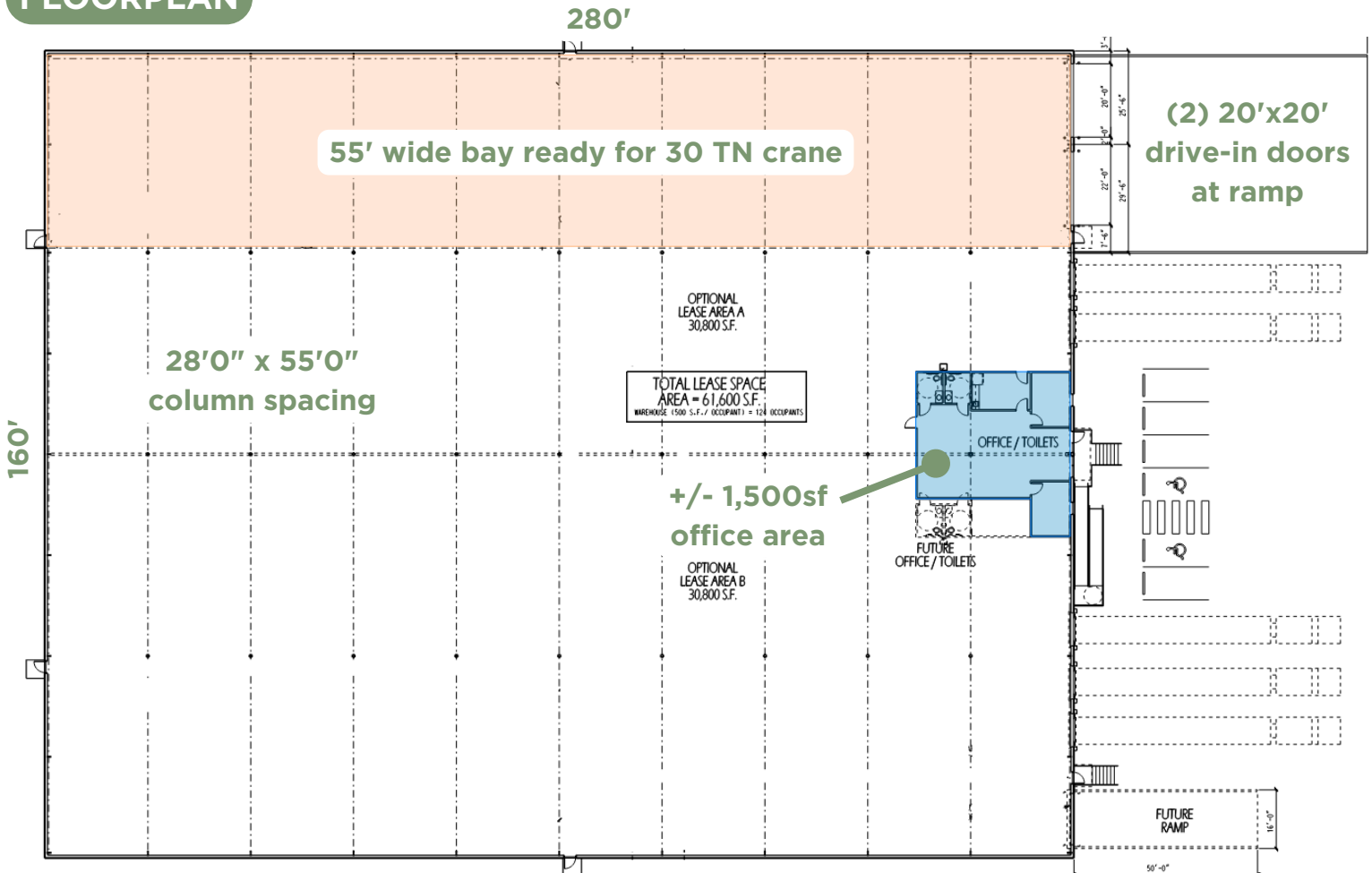




## SITE LAYOUT



## FLOORPLAN



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