

AUBURN INDUSTRIAL FACILITY FOR SALE OR LEASE



2471 Innovation Drive | Auburn, AL 36832



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PROPERTY DESCRIPTION

Class A, 40,982 SF Manufacturing/warehouse facility in Auburn Technology Park West. Built in 2016, this industrial facility sits on 9.21 acres at the intersection of Paul Parks Lane and Innovation Drive. The building is in pristine condition and has high-end insulated double wall panels, 6" floors, and an insulated metal roof. Companies located in Auburn Technology Park West include Seohan Auto USA, Shinhwa Auto USA, GE Aerospace, Donghee America, and Arkal Automotive USA.

OFFERING SUMMARY

SALE PRICE:	Call for Pricing
LEASE RATE:	\$10.50 SF/yr (NNN)
AVAILABLE SF:	40,982 SF
LOT SIZE:	9.21 Acres
CLEAR HEIGHT:	22' - 26'





FOR SALE / LEASE

Auburn Industrial Facility

2471 Innovation Dr
Auburn, AL 36832

BUILDING SIZE 40,982 SF

SITE SIZE 9.21 Acres

LEASE RATE: \$10.50 PER SF (NNN)

CALL FOR SALE PRICE

PROPERTY HIGHLIGHTS

- 5,000 SF of office, break room and restrooms
- 22' - 26' Clear span
- Excellent electrical distribution via overhead buss duct
- Zoned I, Industrial
- LED lighting and HVAC in the office and main plant
- (2) Dock-high doors and (1) oversized grade level door
- Up to 70,000 SF expansion pad available
- 50 auto parking spaces in front, including 2 designated handicap accessible
- Covered storage and dumpster area in rear



Graham&Co

Information deemed reliable; not guaranteed.

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