

EXECUTIVE SUMMARY



Lease Rate

NEGOTIABLE

OFFERING SUMMARY

Building 1 Size:	20,000 SF
Building 2 Size:	18,000 SF
Shed 1 Size:	8,400 SF
Shed 2 Size:	8,400 SF
Lot Size:	19.74 Acres
Year Built:	2003
Zoning:	M-1

PROPERTY OVERVIEW

This industrial property is situated on approximately ±19.74 acres along W. South Boulevard in Montgomery, Alabama, benefiting from strong visibility and ALDOT traffic counts of ±33,490 AADT. The site features a rail spur located directly on the property, making it well-suited for manufacturing, distribution, or materials-based operations. Improvements include two industrial buildings with clear heights ranging from 20'–27'. Building 1 contains approximately ±20,000 SF and is equipped with five roll-up doors, while Building 2 offers approximately ±18,000 SF with one roll-up door. Power is supplied via 3-phase electrical service with a 200-AMP maximum rating. Additional improvements include two covered lumber/storage sheds, each measuring approximately ±8,400 SF, providing flexible outdoor storage and staging capability. The property is less than one mile from I-65 (Exit 168) and is strategically positioned near major automotive and logistics employers, including Glovis Alabama (±5.5 miles) and Hyundai Motor Manufacturing Alabama (±6.2 miles). For more information contact Mickey Phillips at 334-312-1100 or Ed Fleming at 334-652-2121.

PROPERTY HIGHLIGHTS

- Building 1: 20,000 SF | 5 roll-up doors | 20'–27' clear height
- Building 2: 18,000 SF | 1 roll-up door | 20'–27' clear height
- Two covered lumber/storage sheds: ±8,400 SF each
- 3-phase power | 200 AMP max rating
- Rail spur located on the property
- ALDOT traffic counts: ±33,490 AADT
- Less than 1 mile to I-65 (Exit 168), 5.5 miles to Glovis, Alabama, 6.2 miles to Hyundai Motor Manufacturing Alabama

ED FLEMING
 defleming7@gmail.com
 334.652.2121

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

720 W. SOUTH BLVD. MONTGOMERY, AL | INDUSTRIAL PROPERTY FOR LEASE

EXTERIOR PHOTOS

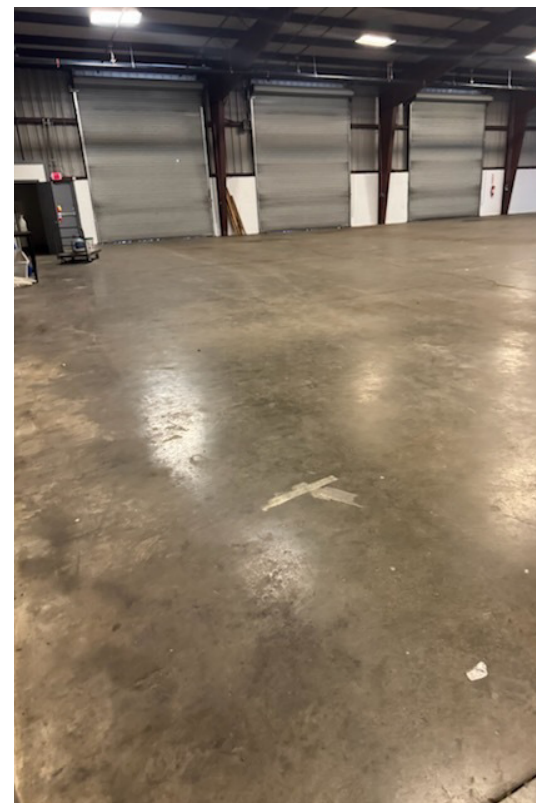


ED FLEMING
defleming7@gmail.com
334.652.2121

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

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

INTERIOR PHOTOS



ED FLEMING
defleming7@gmail.com
334.652.2121

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

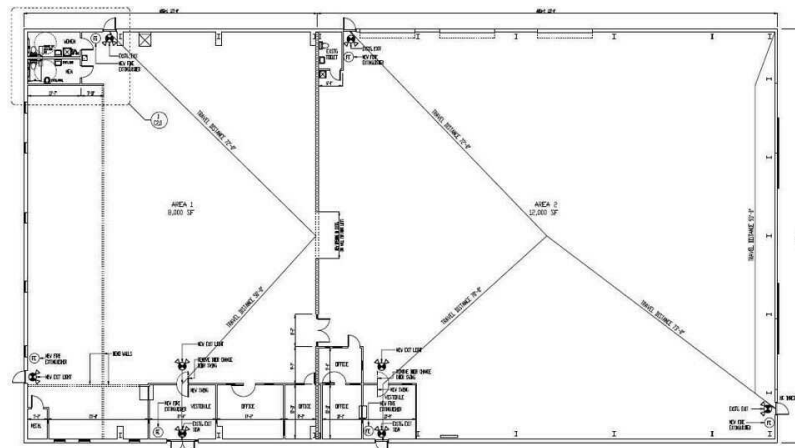
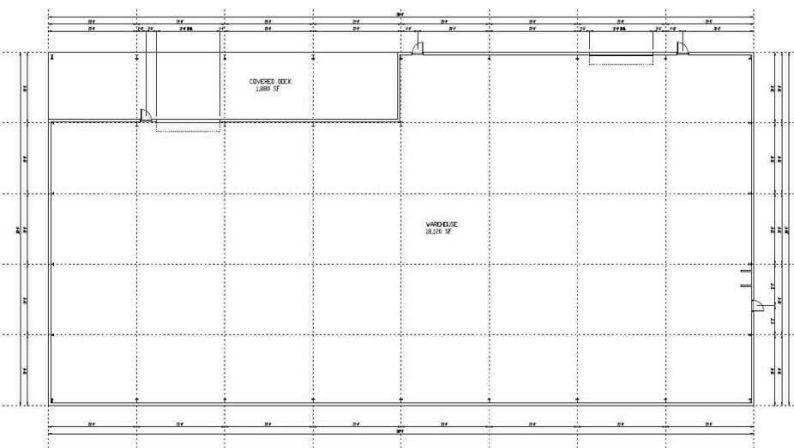
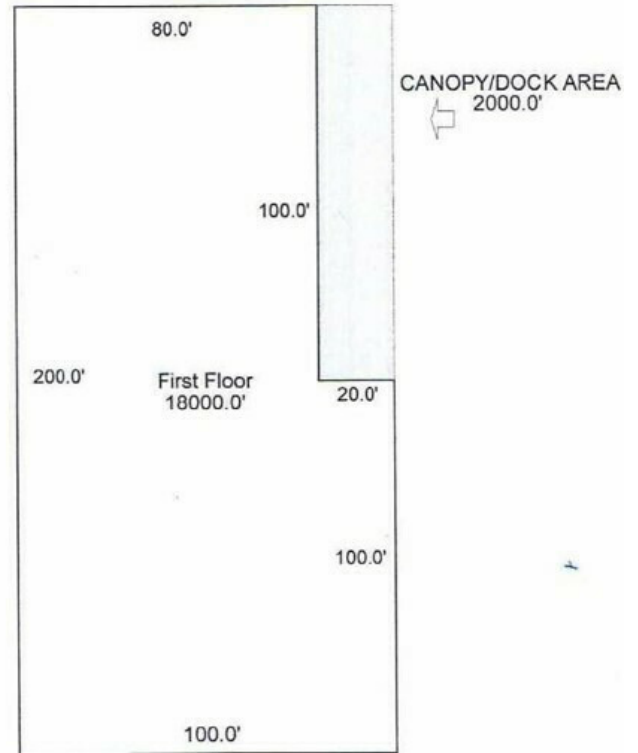
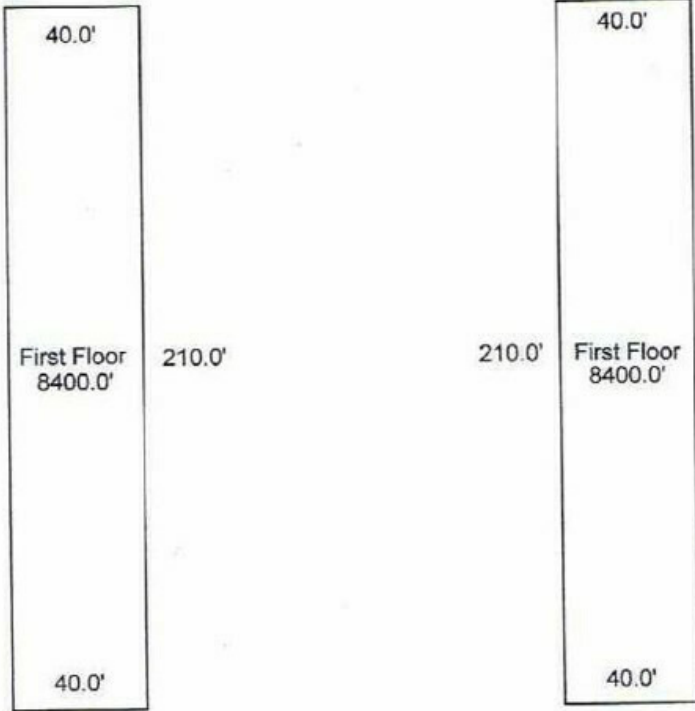
ADDITIONAL PHOTOS



ED FLEMING
defleming7@gmail.com
334.652.2121

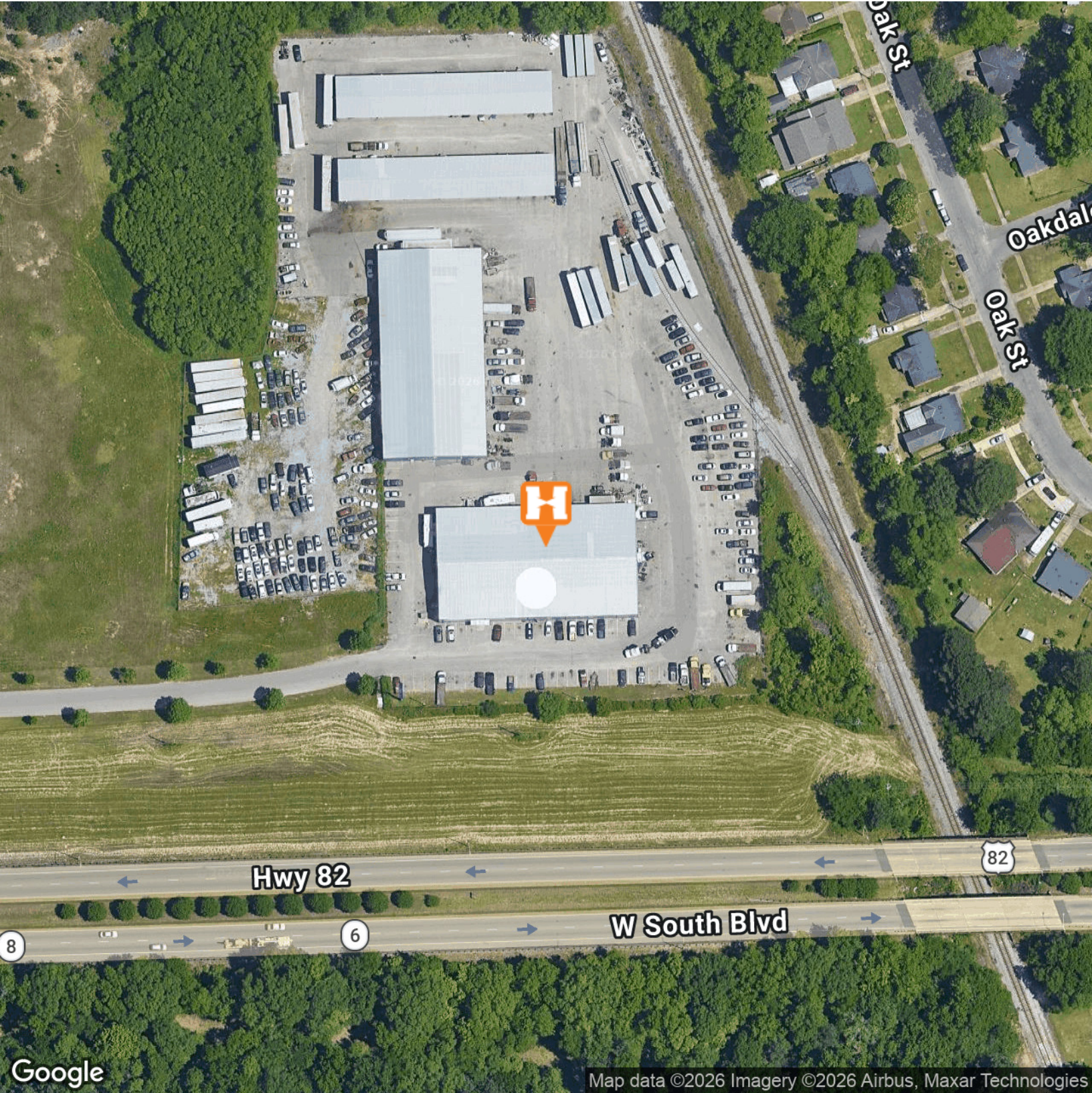
**THE RIGHT PLACE.
THE RIGHT SPACE.**

FLOORPLANS



720 W. SOUTH BLVD. MONTGOMERY, AL | INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

ED FLEMING
defleming7@gmail.com
334.652.2121

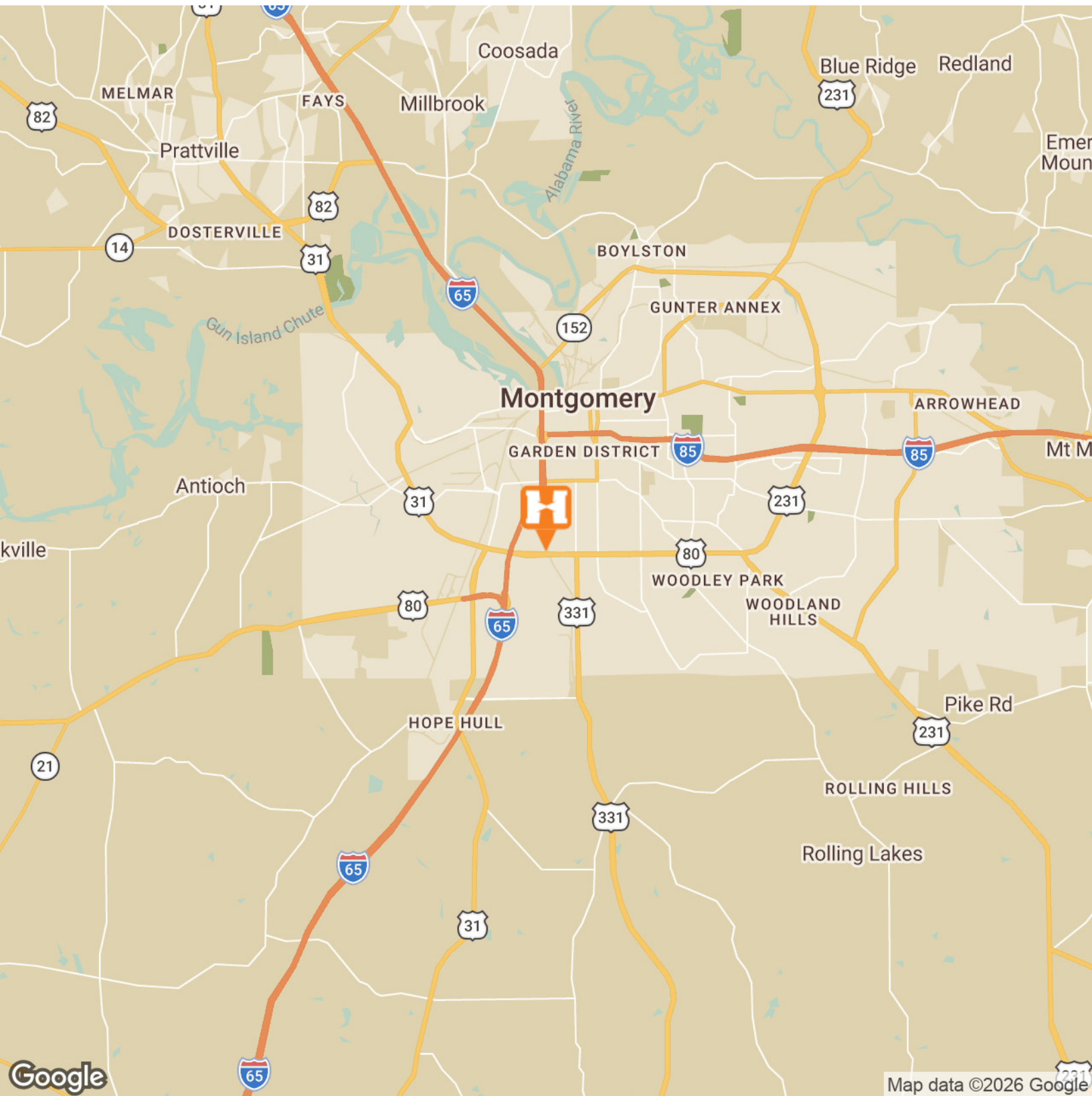
**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

LOCATION MAP



Hodges
Commercial Real Estate



Google

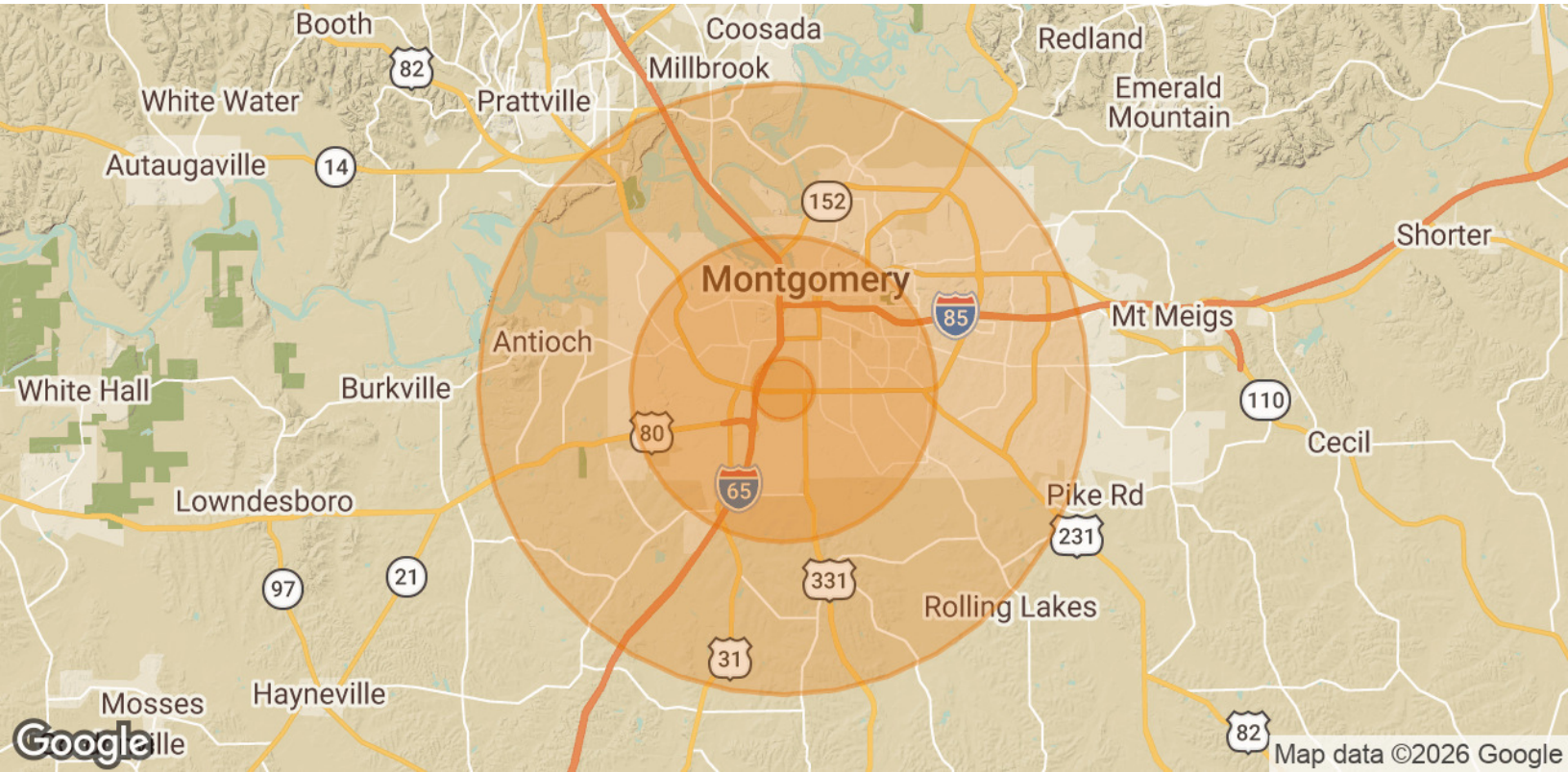
Map data ©2026 Google

ED FLEMING
defleming7@gmail.com
334.652.2121

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

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,920	88,046	200,401
Average Age	44	40	40
Average Age (Male)	42	38	38
Average Age (Female)	46	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,685	35,793	83,338
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$38,011	\$61,383	\$71,882
Average House Value	\$89,198	\$176,821	\$202,483

Demographics data derived from AlphaMap

ED FLEMING
defleming7@gmail.com
334.652.2121

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

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.