

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Lease Rate:    | \$4.00/SF/YR |
| Building Size: | 34,600 SF    |
| Available SF:  | 34,600 SF    |
| Zoning:        | M-3          |

## PROPERTY OVERVIEW

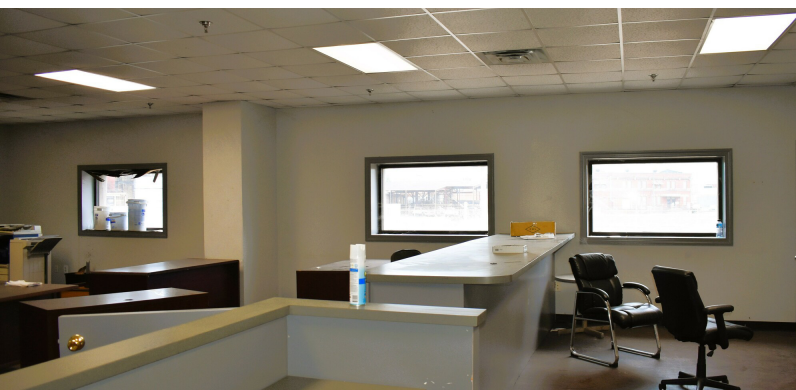
100 Fowler Street is a well-equipped light industrial property zoned M-3, offering approximately 34,600± SF of warehouse space along with a 1,534 SF office area. The facility features 100% wet sprinkler coverage, two drive-in doors, and four covered dock-high loading positions, making it well-suited for a variety of industrial or distribution uses. Clear heights range from 18 to 20 feet, and the property includes restrooms and a kitchen/break area to support daily operations. Strategically located just minutes from downtown Montgomery, with convenient access to I-65, I-85, and Northern Boulevard, this property offers excellent connectivity for logistics and workforce accessibility. For more information or to schedule a tour, please contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- 34,600 SF Warehouse & 1,534 SF Office
- M-3 (Light Industrial) Zoning
- 4 Covered Dock-High Positions
- 2 Drive-In Doors
- 18'-20' Clear Heights
- 100% Wet Sprinkler System
- Convenient Access to I-65, I-85 & Northern Blvd

100 FOWLER ST. - 34,600 SF WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

# ADDITIONAL PHOTOS

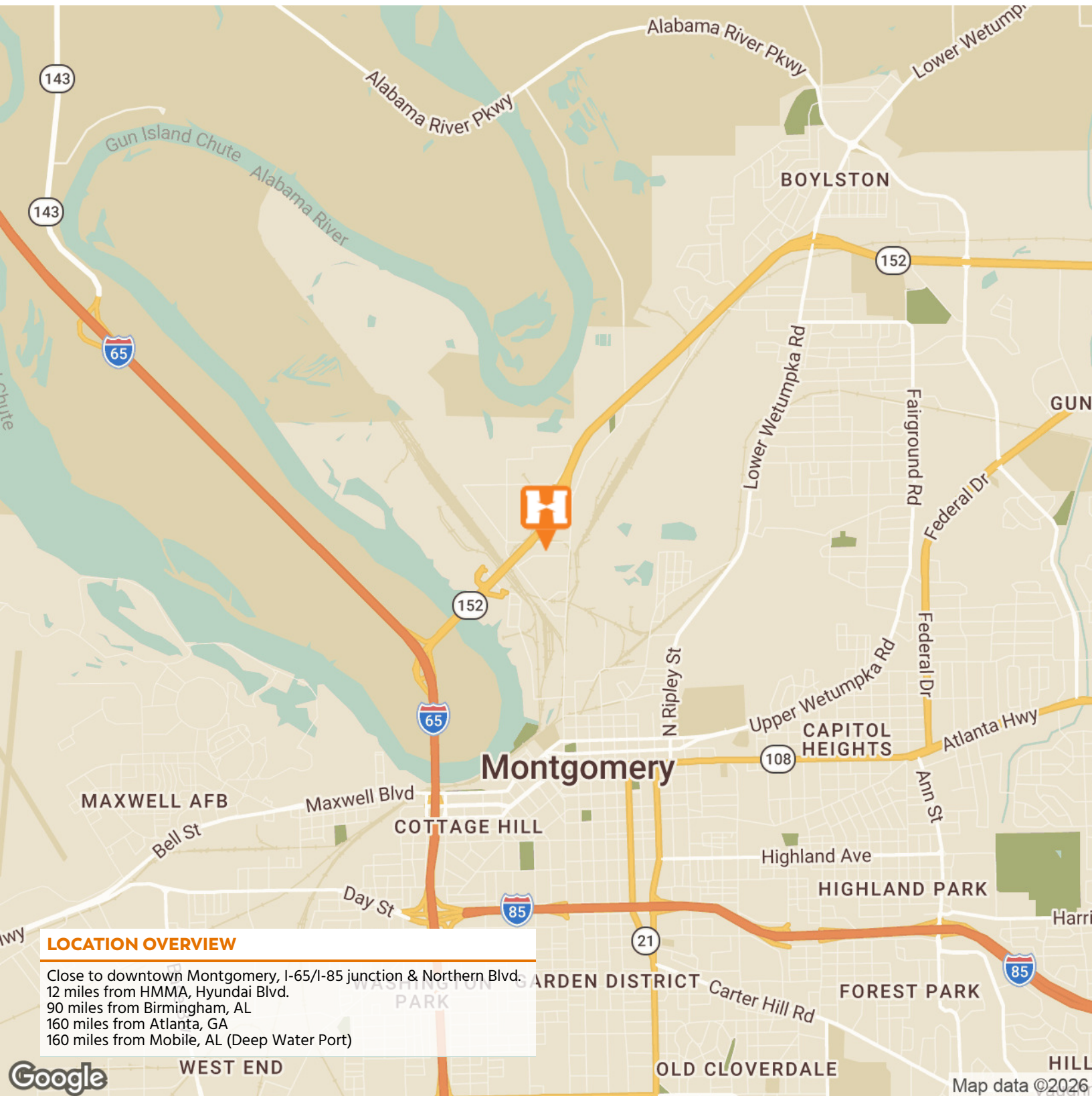


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**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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



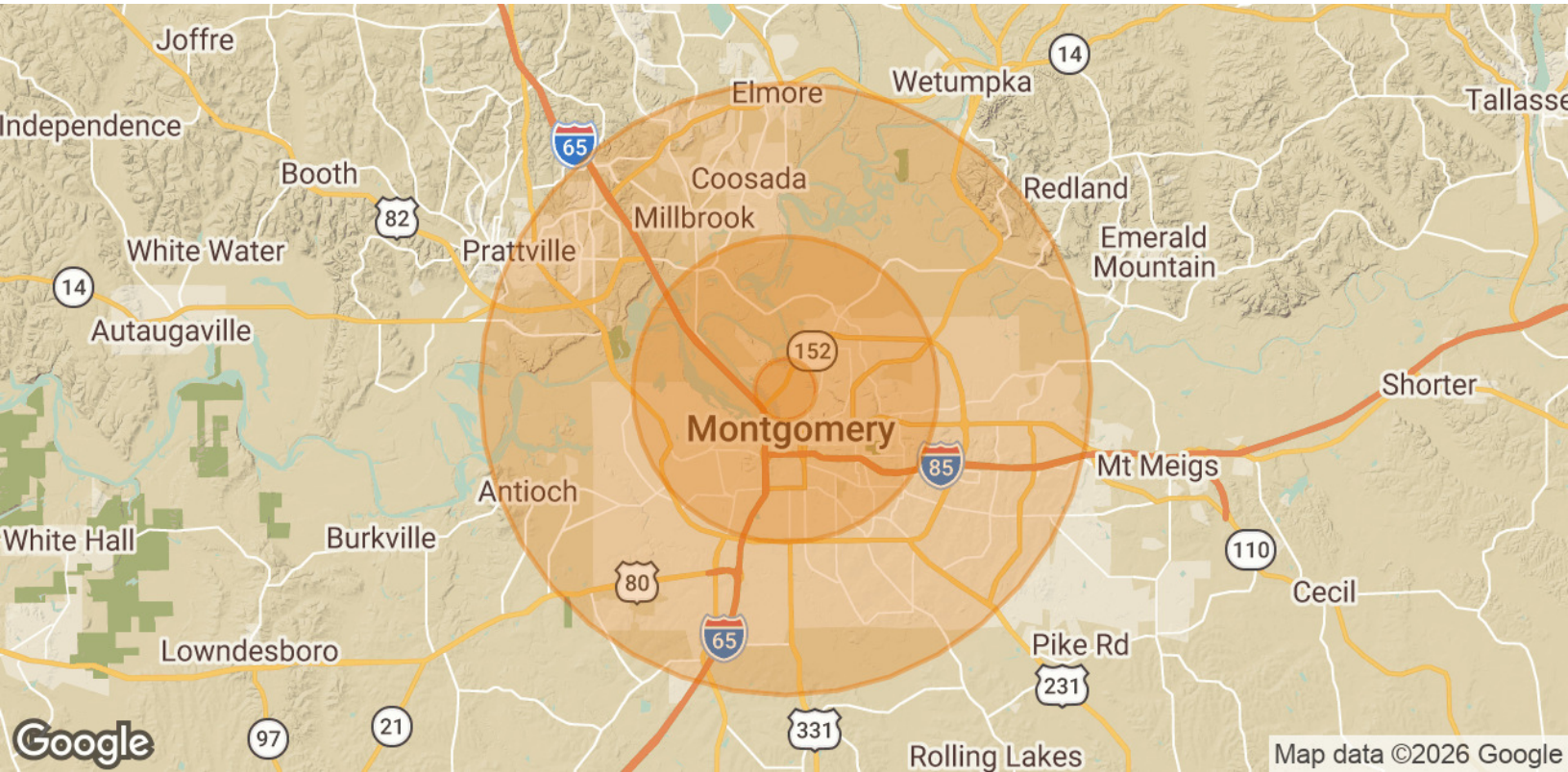
## LOCATION OVERVIEW

Close to downtown Montgomery, I-65/I-85 junction & Northern Blvd.  
12 miles from HMMA, Hyundai Blvd.  
90 miles from Birmingham, AL  
160 miles from Atlanta, GA  
160 miles from Mobile, AL (Deep Water Port)

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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 558    | 82,743  | 228,696  |
| Average Age          | 43.6   | 37.7    | 37.4     |
| Average Age (Male)   | 44.7   | 34.7    | 34.5     |
| Average Age (Female) | 39.0   | 40.3    | 39.4     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total Households    | 355      | 39,885    | 106,729   |
| # of Persons per HH | 1.6      | 2.1       | 2.1       |
| Average HH Income   | \$25,216 | \$48,794  | \$58,037  |
| Average House Value | \$49,477 | \$108,526 | \$127,587 |

2020 American Community Survey (ACS)