

FOR SALE: 13 INDUSTRIAL BUILDINGS ON +/-147.35 ACRES

2550 Jackson Ferry Road, Montgomery, AL 36104



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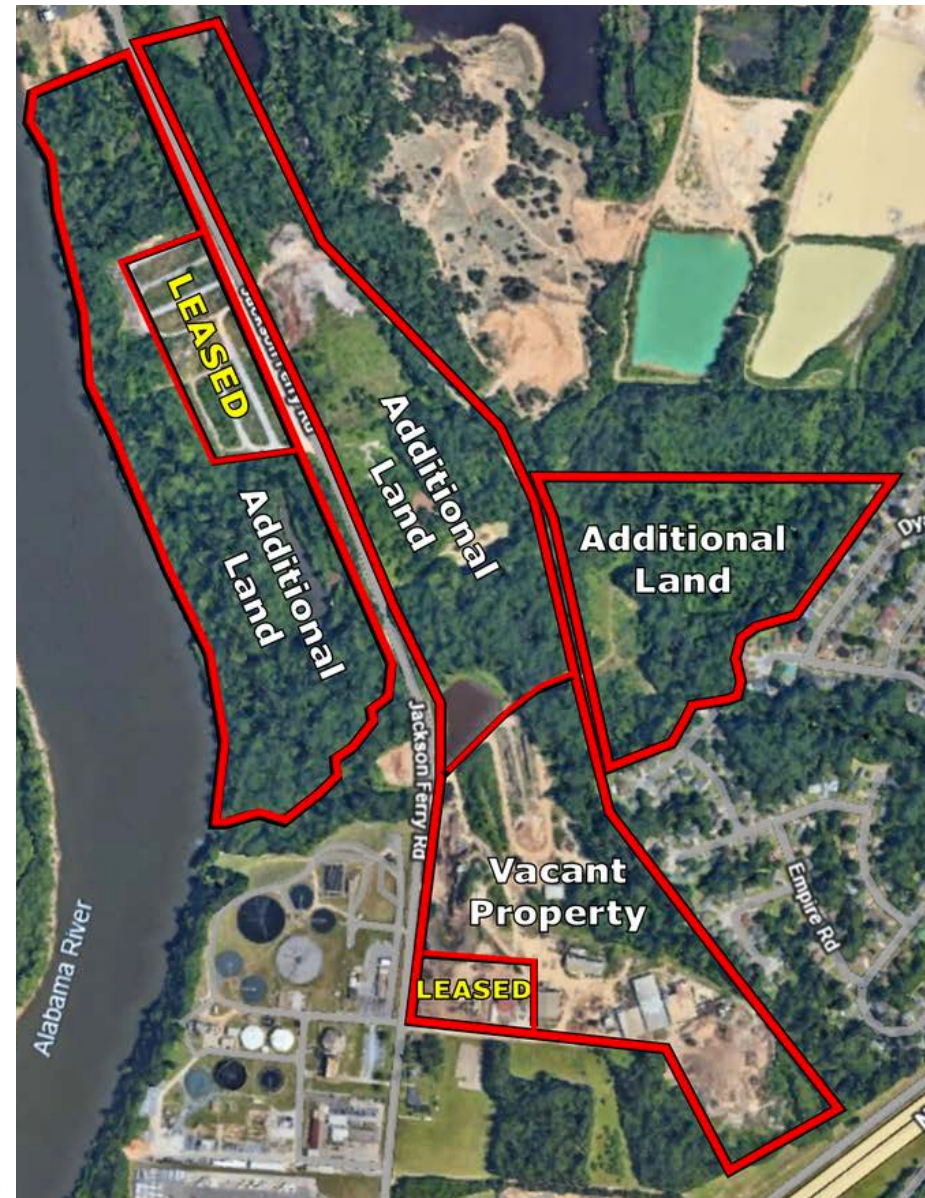


**2550 Jackson
Ferry Road**
Montgomery, AL 36104

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/ Property Features

- 13 Industrial buildings totaling 82,500 SF
- **LEASED PORTION**
 - 3 buildings leased by single tenant (Advantage Trailer Rentals, LLC)
 - 13,020 SF leased on +/- 11 acres
 - 9/30/30 - Lease expiration
 - \$192,000 - NOI
 - Two (2) 5-yr options at FMV
- **VACANT PORTION**
 - 10 buildings available
 - +/- 69,480 SF combined on +/- 43 acres
- **ADDITIONAL LAND**
 - +/- 93.35 acres
- Substation on site (46kV & 115kV Transmission lines on site)
- Excellent location: Located within mature industrial park, minutes from downtown Montgomery, and less than 2.5 miles to I-65 and 5.5 miles to I-85
- Improvements: Each building has multiple loading doors, 17'+ clear height
- Versatile Zoning: Zoned M-3; General Industry: Allows for manufacturing (light and heavy), warehousing and distribution, and outdoor storage



PRICING:

Call for pricing

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