



# Class A Industrial Facility with Pharmaceutical Grade Clean Rooms & Expansion Capabilities

2250 Riley Street | Auburn, AL 36832

[VIEW PROPERTY WEBSITE & OFFERING MEMORANDUM](#) 

**Northmarq**, as the exclusive advisor, is pleased to present the opportunity to acquire a Class A industrial property located at 2250 Riley Street in Auburn, Alabama. ("the Property"). The Property consists of a ±158,645-square-foot building on ± 40.34 acres of land. The fully conditioned building consists of warehouse, office and laboratory space that houses the tenant's molding and coating processes. Along with expansion capabilities, the Property has 48 parking spaces, providing ample parking for a user's employees and trucks.

The Property is conveniently located in one of Auburn's premier industrial parks. Auburn Technology Park West is strategically positioned one (1) mile northwest of Exit 50, which provides direct access to Interstate 85. The park is occupied with several national and international companies based in the United States, Israel, Italy, Germany, Korea, and Portugal with a total employment of 850. The immediate area also features Auburn Technology Park North and South, home to 20 additional national and international companies, employing approximately 2,600 people.

## INVESTMENT HIGHLIGHTS

- 158K SF Class A Warehouse Facility
- Significant Capital Investment from City of Auburn in Industrial Base
- Major Nearby Developments Under Construction
- Fastest Growing Alabama Metro
- Exceptional Connectivity and Accessibility
- Expandable Site
- Favorable Zoning Regulations

## CONTACT BROKER



**Northmarq**  
3414 Peachtree Rd NE | Suite 900  
Atlanta, GA 30326  
northmarq.com



**Robert Poirier**  
*Associate Vice President*  
rpoirier@northmarq.com  
404-823-6375

In Association With  
**Brian Lane**  
AL Lic. #79670