



Auburn Distribution Center

5475 S US HWY 29, Auburn, AL 36830



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Auburn Distribution Center

\$6.50 /SF/YR

- ESFR Sprinkler
- 30 foot clear ceiling height
- Excellent access to Interstate Highway 85



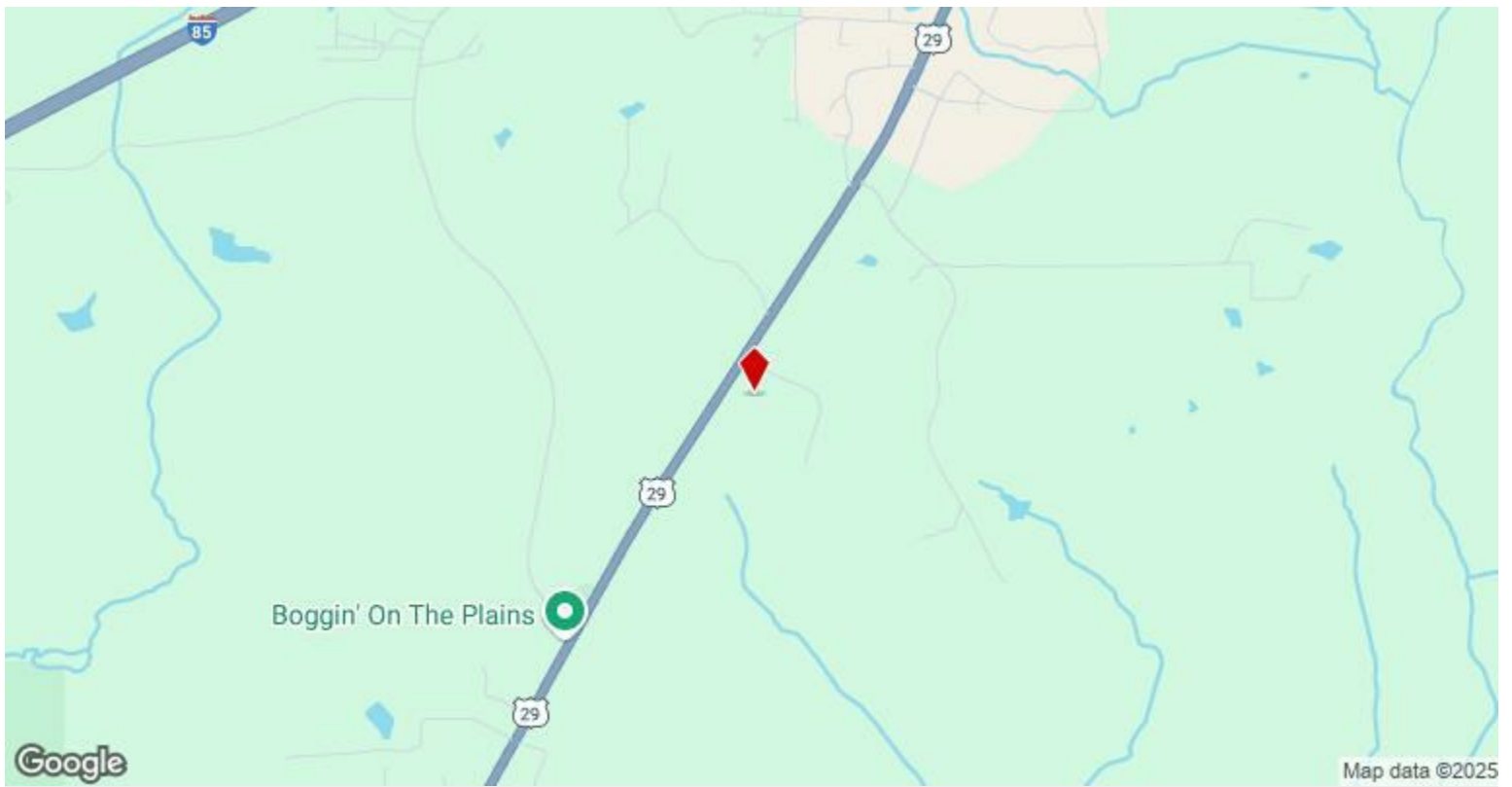
| | |
|-------------------------|---------------|
| Rental Rate: | \$6.50 /SF/YR |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Rentable Building Area: | 100,000 SF |
| Year Built: | 2016 |
| Rental Rate Mo: | \$0.54 /SF/MO |

1st Floor Ste D&E

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| | |
|-----------------|-------------------|
| Space Available | 40,000 SF |
| Rental Rate | \$6.50 /SF/YR |
| Date Available | December 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 5 - 10 Years |

The 40,000 square foot space has 10 dock-high loading doors and one drive-in overhead door. The property has excellent access to Interstate Highway 85. The minimum lease term is five years. The quoted rent is \$6.50 per square foot annually, with a 3% annual rental escalation. The NNN expenses associated with CAM, Taxes and Insurance are currently estimated at \$0.60 per square foot annually.

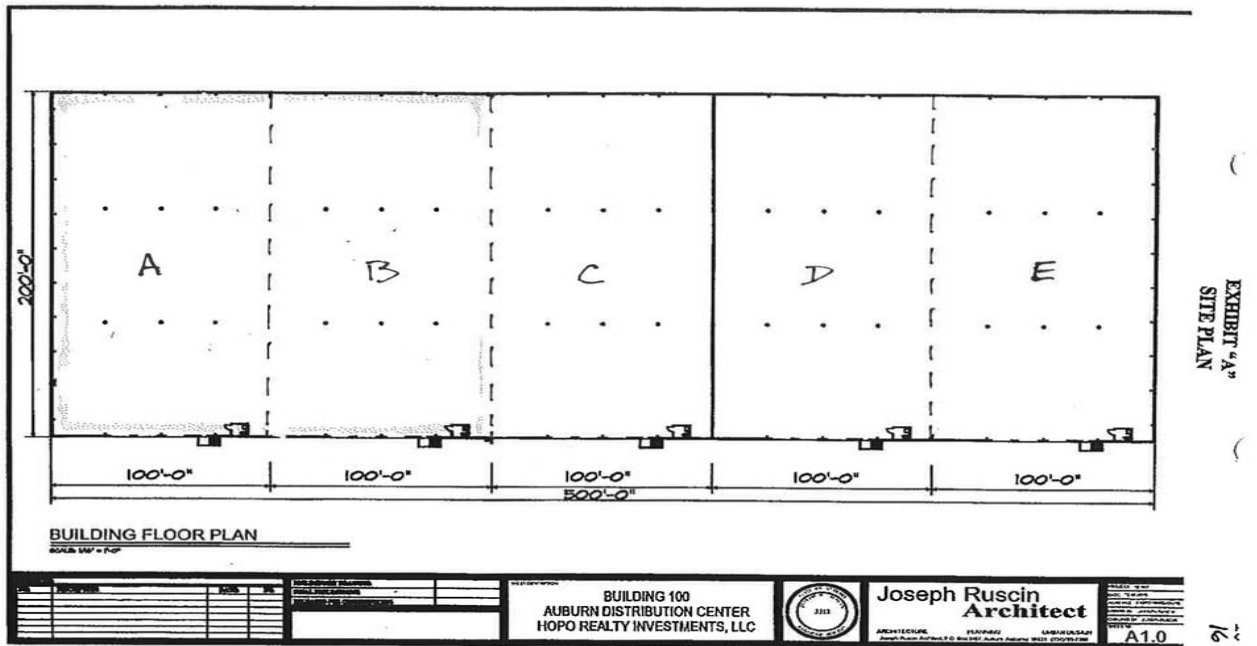


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Property Photos



Building Photo



Handwritten initials