

4542 Baldwin Ave **FOR SALE**

Montgomery, AL 36108



PRIME LOCATION
Montgomery, AL



VERSATILE SPACE
Ideal for Industrial,
Distribution, or
Owner-User



STRONG INVESTMENT
High-growth area with
excellent accessibility
and visibility



**EXCELLENT
ACCESS**



**GROWTH
CORRIDOR**



**STRONG
OPPORTUNITY**

 **MOORE**
MANAGEMENT | BROKERAGE | INVESTMENT

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PROPERTY OVERVIEW

This versatile industrial facility offers a flexible layout with clear ceiling heights ranging from approximately 12' to 20', making it well-suited for a variety of warehouse, distribution, light manufacturing, and fabrication operations. The building's adaptable configuration provides users with the ability to efficiently accommodate production areas, inventory storage, assembly functions, and distribution requirements within a single facility.

The property features functional loading capabilities with one existing truck dock and additional dock doors currently being added, enhancing operational efficiency and improving logistics flow. These improvements will support increased shipping and receiving capacity while providing greater flexibility for businesses with warehousing, manufacturing, or distribution needs.

The facility is particularly attractive to metal building manufacturers, steel framing operations, HVAC equipment producers, and other industrial users seeking a combination of production, fabrication, warehousing, and distribution space. Its efficient layout and industrial functionality create an ideal environment for companies involved in construction-related manufacturing, component assembly, fabrication, and regional distribution operations.



\$2,700,000
ASKING PRICE



80,000 SF
BUILDING SF



M-3 (General Industry)
ZONING

Address	1110 EMORY FOLMAR BLVD, MONTGOMERY, AL 36110
Sale Price:	Contact Agent
Building Size	± 80,000SF
Land Size	± 6.15 Acres
Year Built	1980
Zoning	M-3 (General Industry)
Loading Docks/Drive Ins	1 Loading Docks, 2 Drive In Doors

PROPERTY HIGHLIGHTS

- **Flexible industrial configuration** featuring clear ceiling heights ranging from approximately 12' to 20', accommodating a variety of warehouse, distribution, and light manufacturing users.

- **Ideal for metal building manufacturers, steel framing operations, HVAC equipment producers, and other light industrial users** seeking a strategically located facility with flexible production space, warehouse functionality, and enhanced logistics capabilities.

- **Functional loading capabilities** with one existing truck dock and additional dock doors currently being added to enhance operational efficiency and logistics flow.

- **Equipped with a 100% wet sprinkler system** throughout the facility, providing enhanced fire protection and safety compliance.

- **Fully fenced yard** area offering secure outdoor storage, vehicle parking, and controlled site access.

- **Strategically positioned** among several major industrial and logistics users including FedEx, US Foods, Americold Logistics, and Hartzell Engine Tech, reinforcing the area's established industrial presence.

- **Excellent regional connectivity** with convenient access to Interstate 65 located approximately 1.5 miles away, allowing efficient transportation routes to both Birmingham (approximately 90 minutes north) and Mobile (approximately 2.5 hours south).

- Located approximately 2.2 miles from Montgomery Regional Airport, which serves roughly 350,000 passengers annually across 16 counties and contributes more than \$1.2 billion to the local economy each year.

- Positioned approximately 5 miles from Hyundai Motor Manufacturing Alabama, one of Alabama's largest economic drivers, generating nearly \$5 billion annually for the state economy.






SOUTHEASTERN FREIGHT LINES


Advance Auto Parts


BIG LOTS!


HARTZELL


US FOODS


FedEx


AMERICOLO

4542 BALDWIN AVE

Selma Hwy (±23,033 AADT)

Mobile Hwy (±21,096 AADT)

0.7 Miles

 **PROPERTY PHOTOS**



PROPERTY PHOTOS



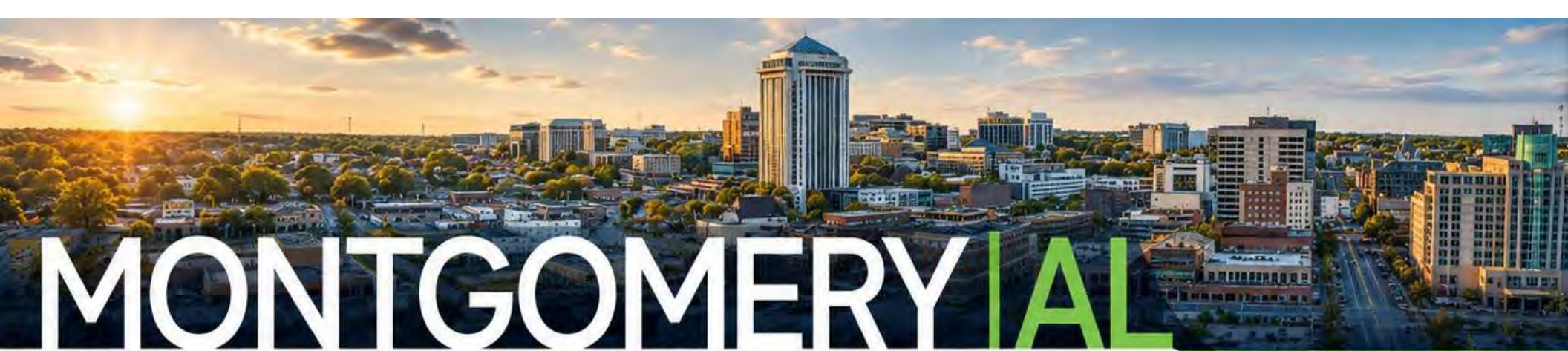
AREA MAP

RECENT PROJECTS



RETAIL MAP





MONTGOMERY AL



Montgomery, the state capital and a key economic hub, offers a diverse and resilient economy anchored by government, healthcare, manufacturing, and retail sectors. The city is home to Maxwell-Gunter Air Force Base, a major military installation providing significant employment, and the Montgomery Regional Airport, supporting commercial and cargo operations. Montgomery also hosts the Equal Justice Initiative (EJI), attracting educational and cultural tourism, and vibrant commercial areas such as the Shoppes at **Eastchase**, a premier retail and mixed-use destination.



The city's downtown, anchored by the Alabama State Capitol, provides a stable government-driven economy, while cultural and recreational assets like Montgomery Whitewater, Civil Rights landmarks, and historic sites enhance tourism and community engagement.



Montgomery benefits from excellent connectivity via major highways and corridors, including Interstate 65 (I-65), Interstate 85 (I-85), U.S. Highway 80, and U.S. Highway 231, along with key arterial roads such as Bell Road, East Boulevard, and Eastern Boulevard, linking residential, commercial, and industrial areas across the region.



With its strategic location, robust infrastructure, diverse economy, and a blend of cultural, historical, and recreational assets, Montgomery provides a dynamic and attractive market for long-term investment opportunities.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,626	10,529	40,962
Average Age	39.8	42.6	39.5
Average Age (Male)	37.6	40.3	37.8
Average Age (Female)	39.7	45.4	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$49,808	\$45,278	\$58,056
Average House Value	\$85,731	\$78,319	\$131,636



± 80,672
VPD I-85



± 10,529
People Within 3 Miles



\$45,278+
Average HH Income

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