

# 904 Geneva St – OPELIKA, AL



**FOR LEASE \$7 SQFT NNN**

**ACRES:**

2 acres ( shared ingress/egress with neighboring lot)

**ADDRESS:** 904 Geneva St. Opelika, AL 36801

**SQUARE FEET:**

+/- 14,000 of 30K sqft available to Lease or Occupy

**Location:**

Just off I-85 at exit 60. Take Geneva St. towards Downtown Opelika. The building is right beside Reynolds Outdoors. Conveniently Close to downtown Opelika and Tiger Town.

**ZONING:**

C-3

**Summary:**

The facility is over 30,000 sqft.. +/- 14,000 sqft is available for lease.

**TRAFFIC COUNTS:**

+/- 7,500 VPD



**Office Address**

2680 Corporate Park Dr.  
Opelika, AL, 36831  
www.comcre.com

**Craig Melton**

Broker  
334-559-4914 Mobile  
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# OVERVIEW

Incredible opportunity to lease real estate in rapidly growing Opelika/Auburn. Currently Six people a day are moving to Opelika/Auburn. Brand new flex warehouse building located in busy area of Lee County.

## PROPERTY HIGHLIGHTS

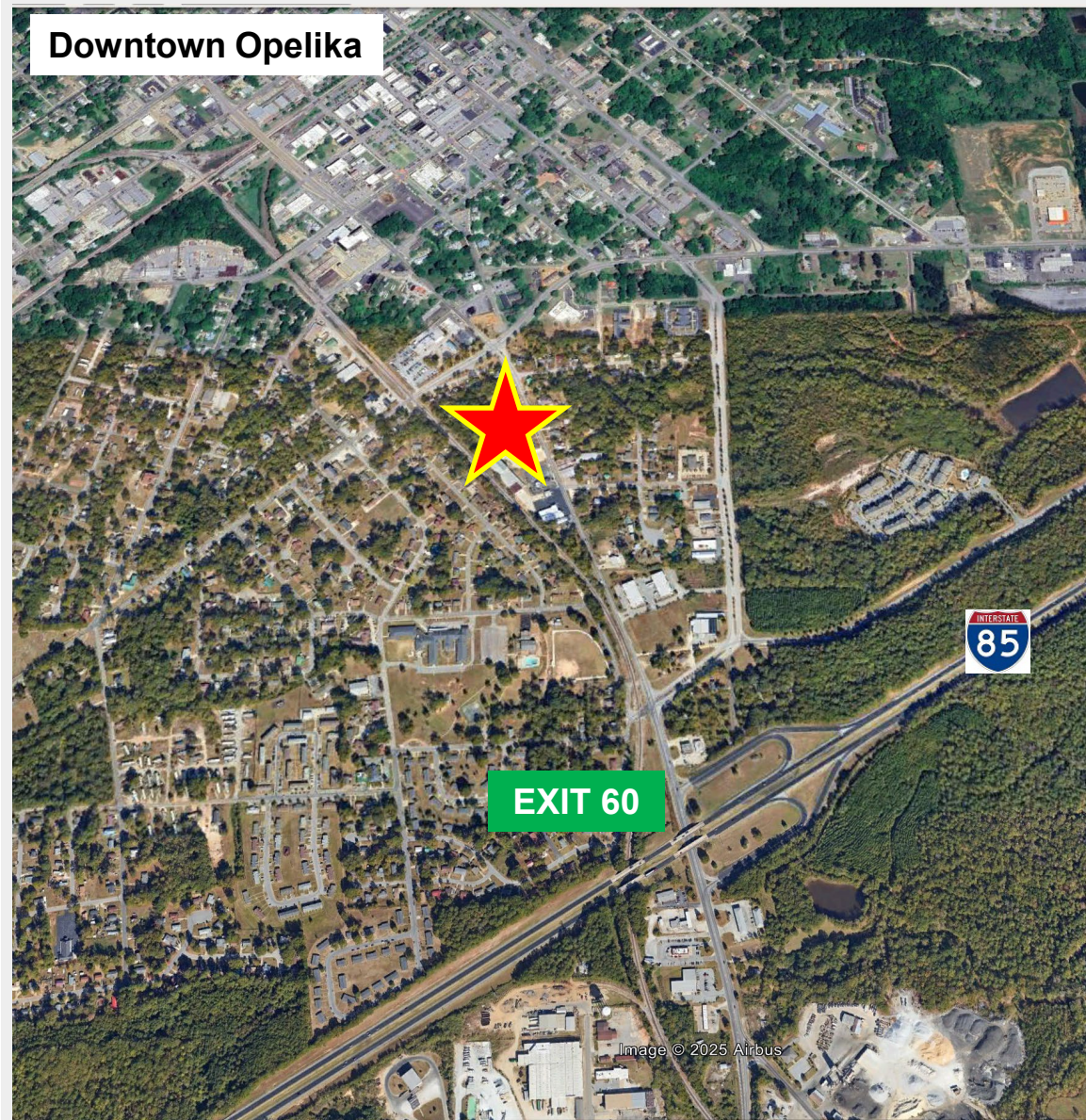
- Easy ingress and egress
- 2 Drive in doors 10x10 and 12x10
- 1 Dock High door 10x10
- 3 Docks with 2 levelers
- 1 internal conditioned office
- 1 bathroom
- 35' Clear at the center
- 21' 9" Clear at the eave

## PROPERTY SUMMARY

- Asking Rent: \$6 NNN
- Year Built: 1976
- Lot Size: 2 acres
- Total SF: 14,000 SF for Lease

## LOCATION HIGHLIGHTS

- Multiple ways to access I-85
- Convenient to all of Lee County
- Close to Opelika Industrial Parks
- Close proximity to a lot of the residential growth



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# PHOTOS



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