

FOR SALE

Warehouse & Distribution Facility Montgomery

621 N. Decatur St.
Montgomery, AL 36104

BUILDING SIZE 86,930 SF

- Office 5,816 SF
- Warehouse 81,114 SF

SITE SIZE: 4 acres

PRICE \$1,100,000 \$12.65 / SF

PROPERTY DESCRIPTION

- Well maintained warehouse and distribution facility located in downtown Montgomery
- 5,816 SF of office space with break room, kitchenette, and bathrooms.
- Gated chain link fence surrounding 1 acre yard.
- Parking lot with 20 spaces
- 15 minutes to Montgomery Regional Airport
- Minutes from I-65 & I-85

John Hall & Company
Land | Commercial | Investment Property
www.JohnHallCo.com

John Hall 334.270.8400
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PRESENT USE

FLOORS

CEILING HEIGHT

LOADING

LOT SIZE

YEAR BUILT

HVAC

Lawn and garden supply distribution

1

Warehouse: 22' - 28'

(2) Dock-height doors located along Decatur

4 Acres

1930, through 1977

Central heating and cooling in office

- 81,114 SF of warehouse space

- Suspended fluorescent strip lighting and halogen lighting in warehouse

- Warehouse floor is raised concrete slab so the north and west sides are dock height

- Two sliding overhead doors along Decatur

- Cooling fans in warehouse

- Most of the building is steel frame with metal siding

- The roof is both built-up and metal

- EIFS across the front and exposed conduit

- Zoned M1 (Light Industrial), City of Montgomery

- All areas are unfinished except for the 5,816 sf office and a small office/break area in the back of the warehouse.

Selling Alabama

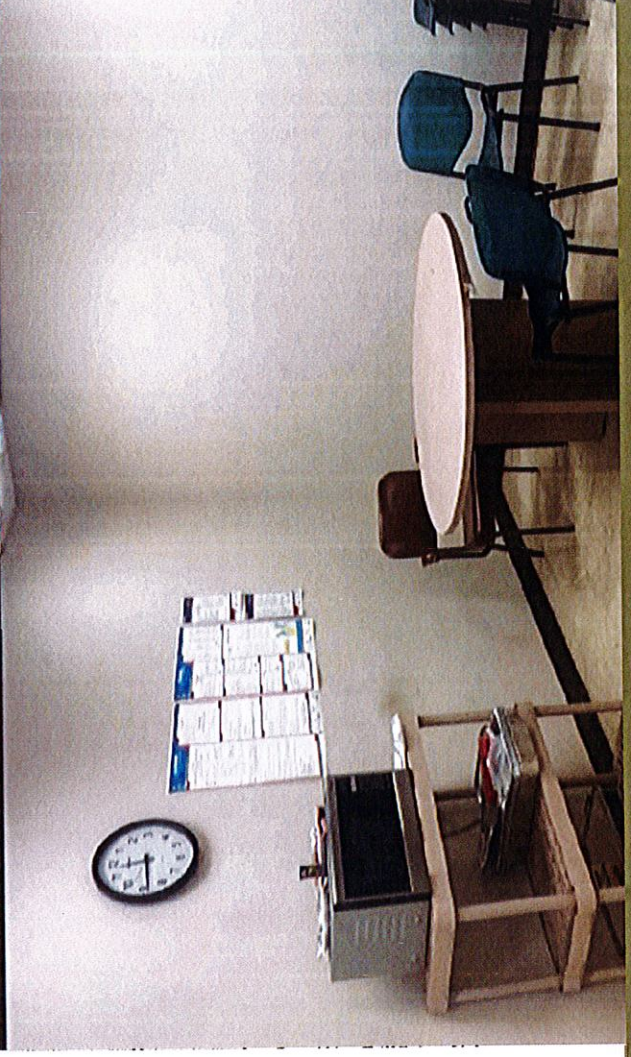
John Hall

John@johnhallco.com

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Survey map showing property boundaries, buildings, and measurements. Key features include:

- Buildings and Structures:**
 - Shed (100' x 114')
 - Barn (30' x 41')
 - Field (131' x 69')
 - Other smaller structures and areas labeled with dimensions.
- Measurements:**
 - Various linear measurements in feet and inches along the boundaries and within the property.
 - Angles and distances marked along the perimeter.
- Orientation:**
 - North Arrow pointing towards the top of the map.
- Labels and Notes:**
 - Text labels for specific areas, buildings, and features.
 - Notes and annotations providing additional context for the survey.



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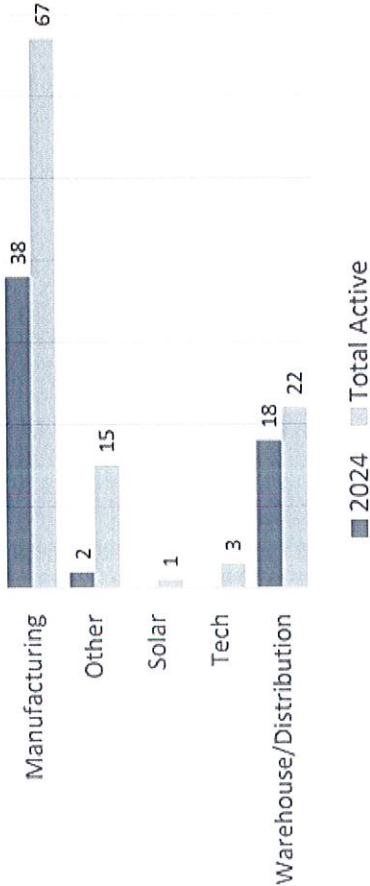
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Montgomery, AL
2023 Annual Project Report

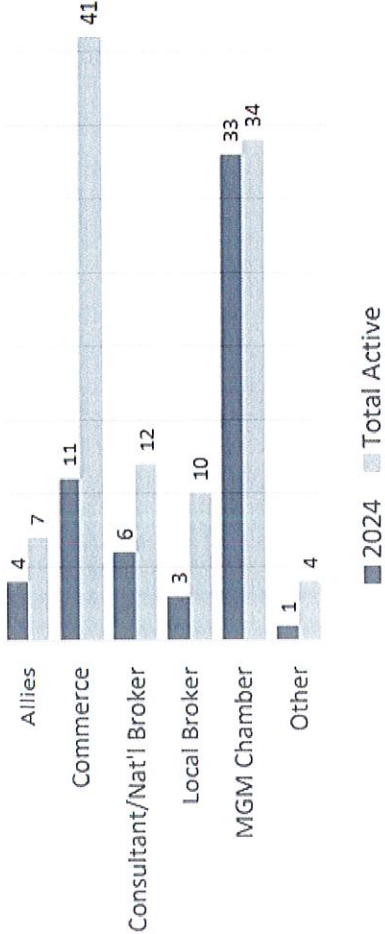
58
New Projects
2023

108
Active Projects
Total Current

PROJECTS BY SECTOR



PROJECTS BY SOURCE



2023 ANNOUNCED NEW AND EXPANSION PROJECTS

New / Expansion	Company	Sector	Product	Capital Investment	New Jobs
Expansion	Amazon	WH/DIST	Household and Consumer Goods Distribution	\$25,000,000	-
New	ATS	MFG	Injection Molding	-	6
Expansion	CNC Enterprises, Inc.	OTHER	Equipment Design and Fabrication	-	6
Expansion	Coca-Cola Bottling Company United, Inc.	MFG	Beverage Bottling/Distribution	\$16,275,000	-
Expansion	DAS North America	MFG	Automotive Seat Components	\$5,500,000	40
Expansion	DAS North America	MFG	Automotive Seat Components	\$13,900,000	70
Expansion	FedEx Ground	WH/DIST	Courier	\$504,520	-
Expansion	Fleischmann's Vinegar Company	MFG	Vinegar	\$5,038,439	-
Expansion	GLOVIS Alabama, LLC	WH/DIST	Warehousing and Logistics	-	65
Expansion	HD Hyundai Power Transformers USA	MFG	Power Transformers	\$19,366,000	30
New	Hecate Energy	MFG	Solar Electricity Manufacturing	\$92,414,098	3
Expansion	Hyundai Motor Manufacturing AL	MFG	Automobiles	\$290,000,000	15
Expansion	Kinpak, Inc.	MFG	Antifreeze, Washer Fluids, Marine Products Cockpit & Chassis Modules, Bumper Assembly & Service Parts	\$7,588,805	-
Expansion	MOBIS Alabama, LLC	MFG	Machine Shop, Metal Fabrication, Laser Cutting and Powder Coating	\$98,349,628	28
Expansion	Precision Metal Works, Inc.	MFG	Machine Shop, Metal Fabrication, Laser Cutting and Powder Coating	\$3,000,000	75
Expansion	Precision Metal Works, Inc.	MFG	Machine Shop, Metal Fabrication, Laser Cutting and Powder Coating	\$3,000,000	25
New	Samwon America	MFG	Automotive Parts	\$250,000	40
Expansion	The Andersons, Inc.	MFG	Lawn Fertilizer Products, Fire Ant Killer	\$528,879	-
18 Projects				\$580,715,369	403