

FOR SALE

Warehouse & Distribution Facility Montgomery

621N.DecaturSt.
Montgomery, AL 36104

BUILDING SIZE 86,930 SF

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

SITE SIZE: 4 acres

PRICE \$1,000,000 **\$11.50 / 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

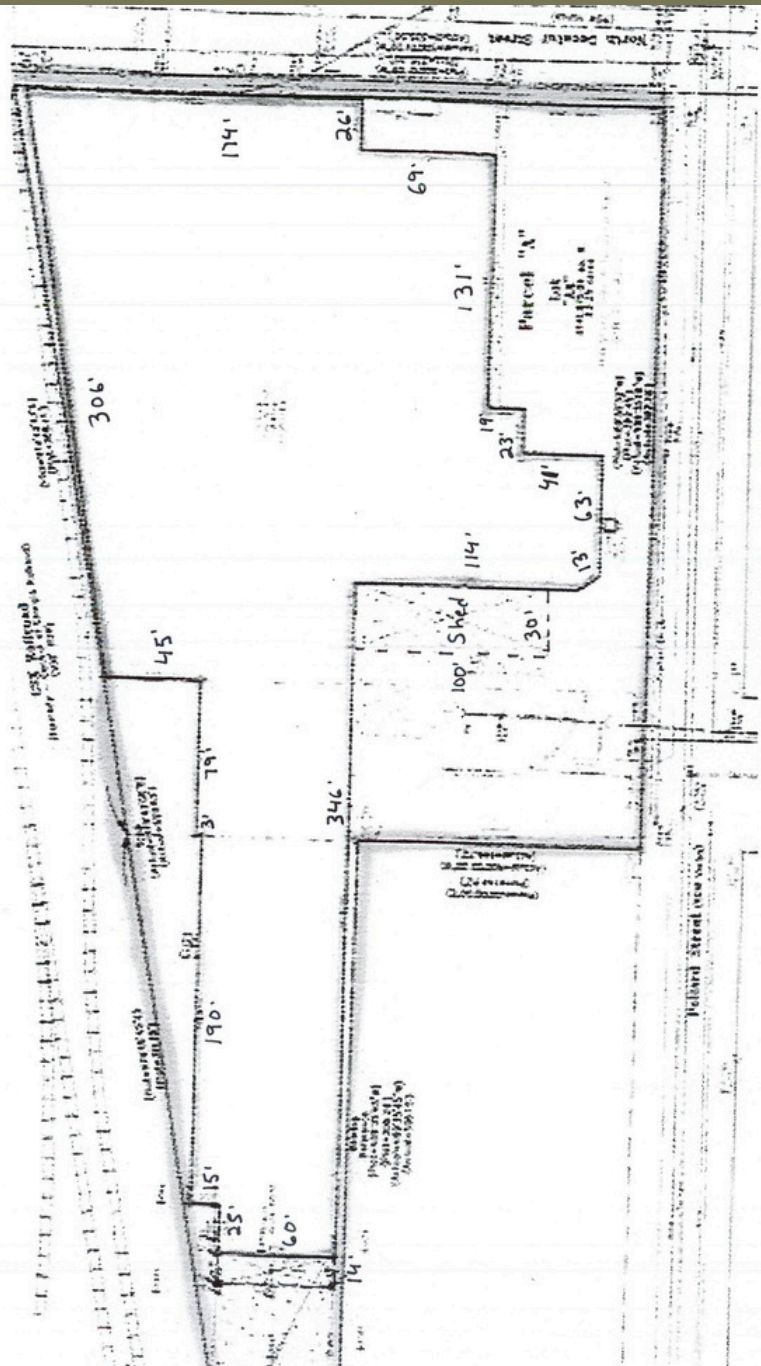




PRESENT USE	Lawn and garden supply distribution
FLOORS	1
CEILING HEIGHT	Warehouse: 22' - 28'
LOADING	(2) Dock-height doors located along Decatur
LOT SIZE	4 Acres
YEAR BUILT	1930, through 1977
HVAC	Central heating and cooling in office

- 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.

621 N. Decatur St. FOR SALE



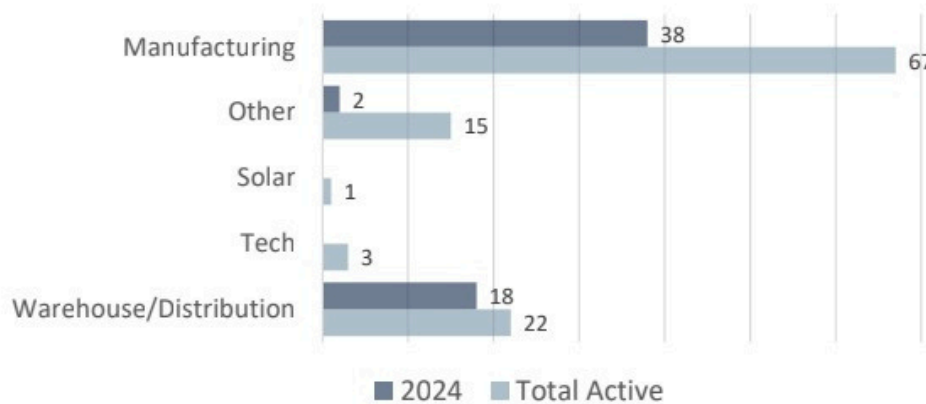
SITE PLAN AND OFFICE SPACE

Montgomery, AL 2023 Annual Project Report

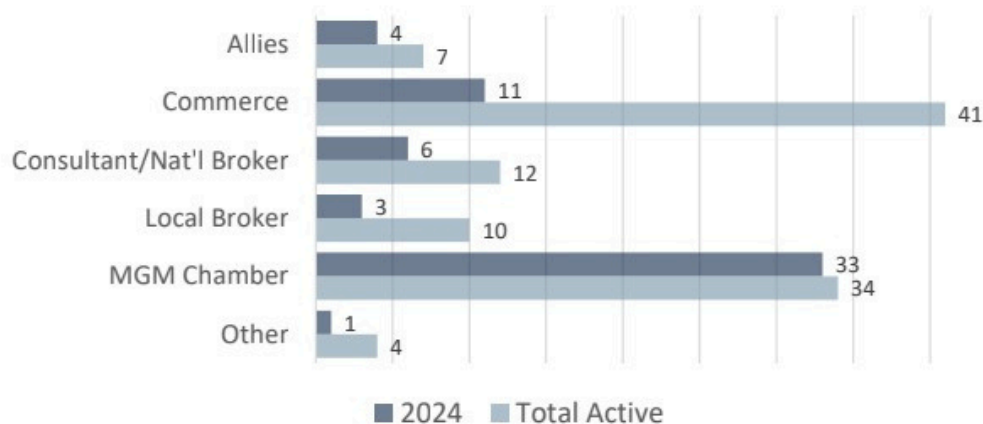
58 New Projects
2023

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	\$7,588,805	-
Expansion	MOBIS Alabama, LLC	MFG	Cockpit & Chassis Modules, Bumper Assembly & Service Parts	\$98,349,628	28
Expansion	Precision Metal Works, Inc.	MFG	Machine Shop, Metal Fabrication, Laser Cutting and Powder Coating	\$3,000,000	75
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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