

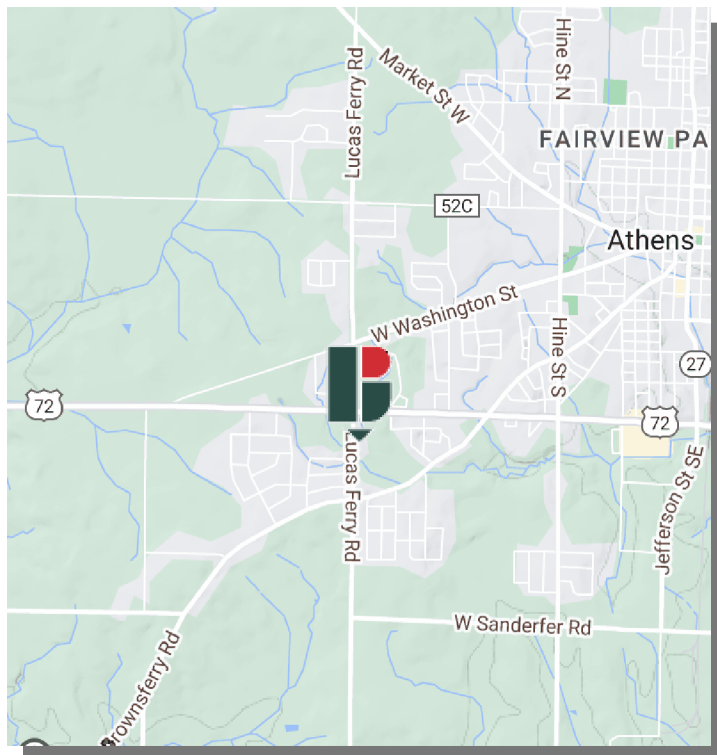


15894 LUCAS FERRY ROAD

ATHENS, AL 35611

PROPERTY FEATURES

- +/- 74,475 SF across two buildings
- Building One: +/- 39,750 SF
- Building Two: +/- 34,725 SF
- 14.23 Acres
- 3-phase power
- 7+ acres in excess land for future development or additional yard space
- Owner willing to lease some or all of property back for up to 18 months @ \$2.25/SF NNN = 8% cap rate



SALE PRICE:
\$2,100,000

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BUILDING 1

Size:	39,750 SF
Ceiling Height:	16' - 32'
Dock-high doors with levelers	3
Grade level doors	2
	Dry sprinkler system
	Insulated metal construction
	Well maintained office
	Concrete yard space

BUILDING 2

Size:	34,725 SF
	Partially insulated metal construction
	Dock-high and grade level loading
	Brick Façade around office portion
	Concrete yard space

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