

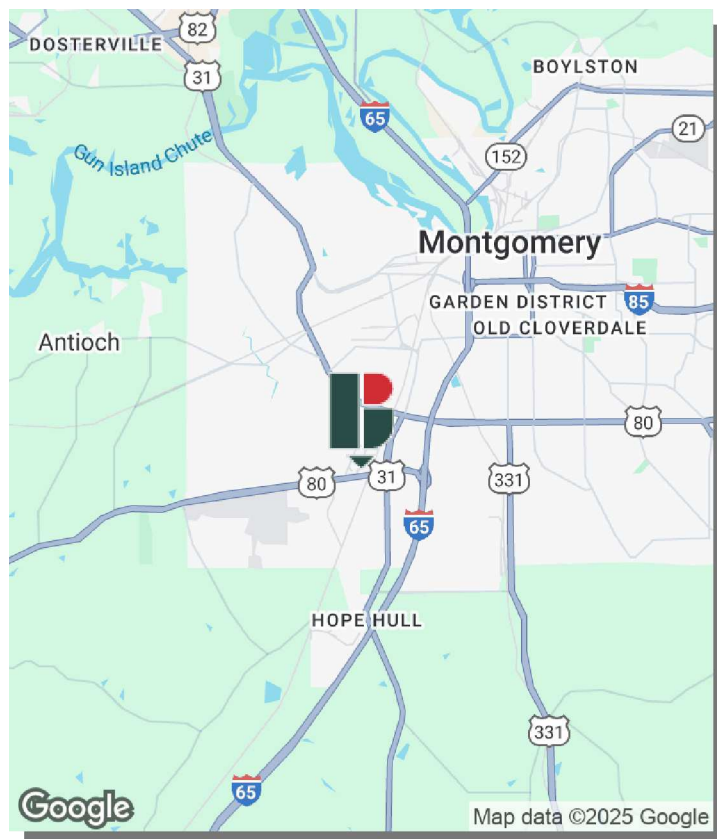


2800 SELMA HWY

MONTGOMERY, AL 36108

PROPERTY FEATURES

- +/- 106,505 SF on +/- 9.8 acres
- +/- 2,500 SF office space
- 8 dock-high doors (10'x10' – all have levelers)
- Power: 3-Phase/200amp/480V
- New roof in 2025
- Sprinkled
- LED lighting
- 50'x25' column spacing
- Ceiling heights up to 21'
- Fully fenced and gated
- Over 200 employee parking spaces. Excess parking can be used for trailer storage or laydown yard
- Ideal for distribution, light manufacturing, and assembly uses
- Centrally located between the Montgomery Regional Airport and I-65, Exit 167, +/- 1.5 miles away from each



SALE PRICE:

\$4,250,000 (\$39.90/SF)

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