

**FOR SALE**

## Warehouse & Distribution Facility Montgomery

621 N. Decatur St.  
Montgomery, AL 36104

**BUILDING SIZE** 86,930 SF

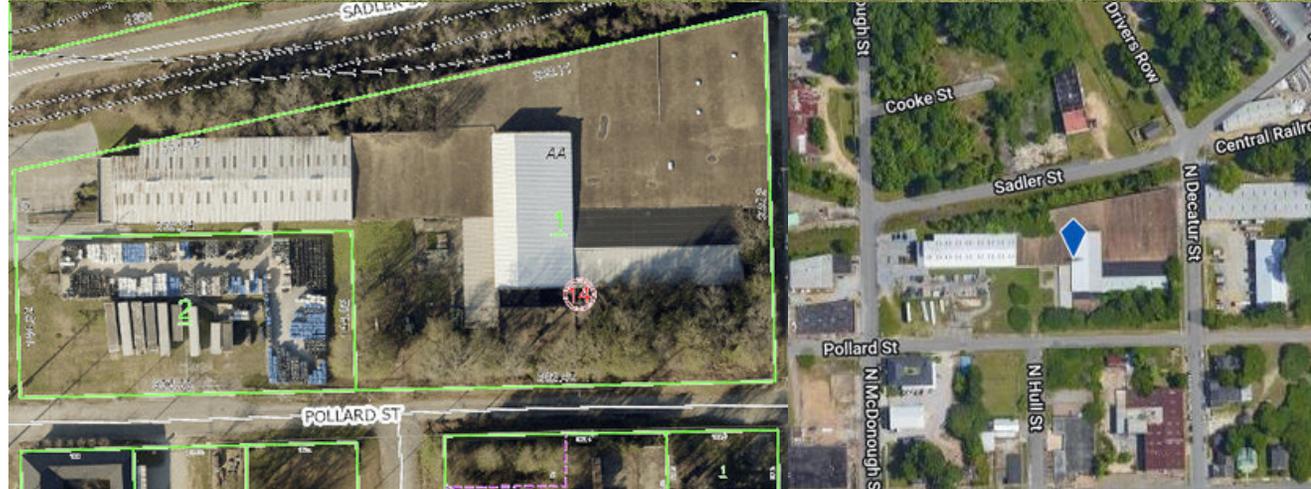
- **Office** 5,816 SF
- **Warehouse** 81,114 SF

**SITE SIZE:** 4 acres

**PRICE** \$1,500,000 **\$17.25 / SF**

### PROPERTY DESCRIPTION

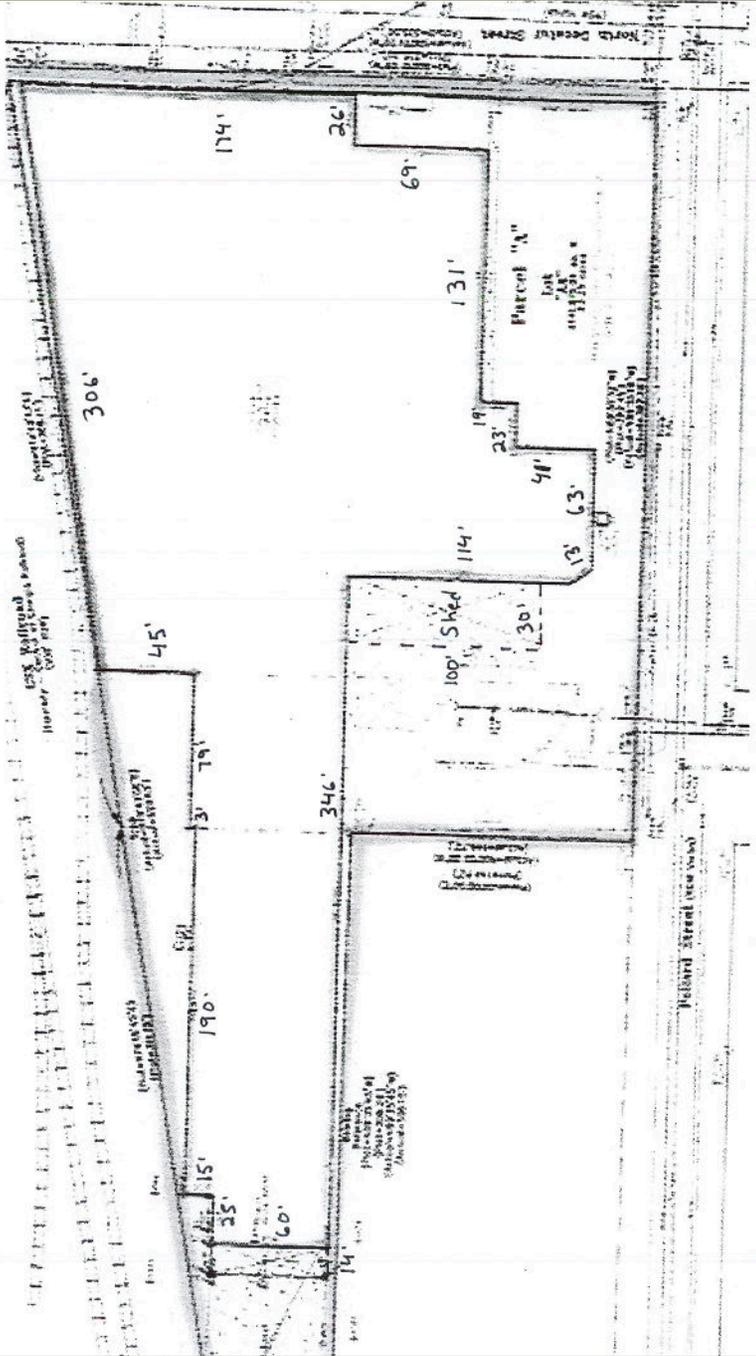
- Well maintained warehouse and distribution facility located in downtown Montgomery
- 5,816 SF of office space with break room, kitchenette, and bathrooms.
- Gated chain link fence surrounding 1 acre yard.
- Parking lot with 20 spaces
- 15 minutes to Montgomery Regional Airport
- Minutes from I-65 &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





<b>PRESENT USE</b>	Lawn and garden supply distribution
<b>FLOORS</b>	1
<b>CEILING HEIGHT</b>	Warehouse: 22' - 28'
<b>LOADING</b>	(2) Dock-height doors located along Decatur
<b>LOT SIZE</b>	4 Acres
<b>YEAR BUILT</b>	1930, through 1977
<b>HVAC</b>	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.



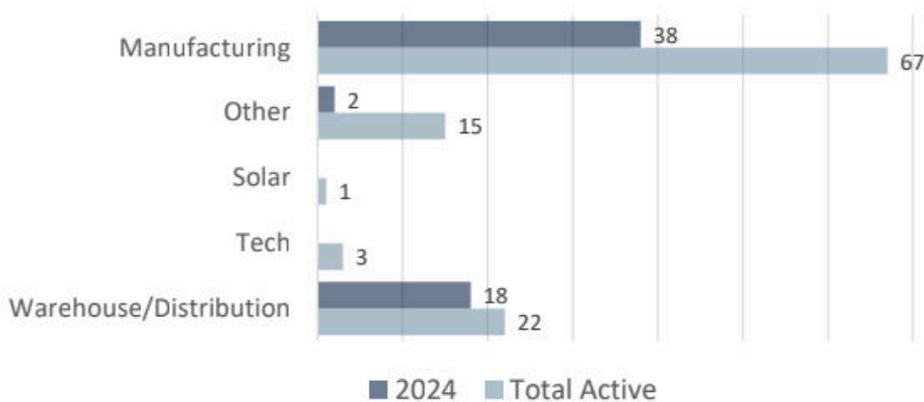
SITE PLAN AND OFFICE SPACE

## Montgomery, AL 2023 Annual Project Report

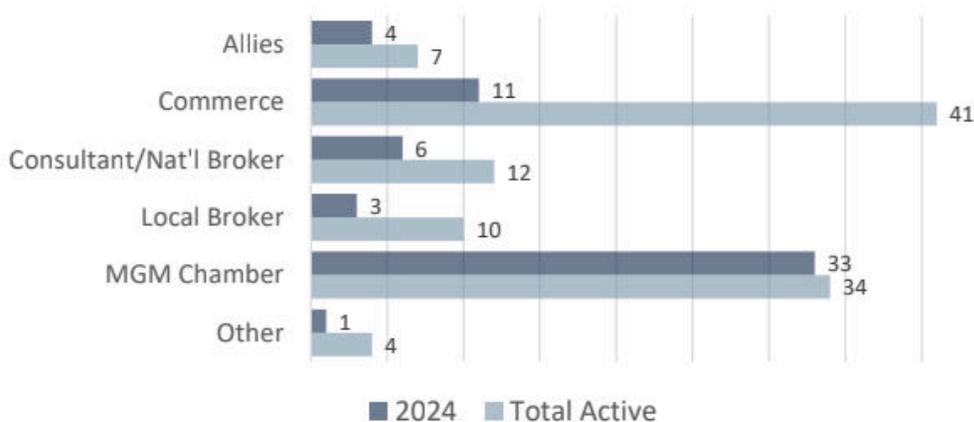
**58** New Projects  
2023

**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**