



INDUSTRIAL FACILITY AVAILABLE

AMERICAN PAPER & TWINE BUILDING • 1241 GNAT POND ROAD • LEIGHTON, AL

SALE

1241 Gnat Pond Road
Leighton, AL 35646

AVAILABLE SF

47,500 SF situated on 10 acres

- 40,000 sf warehouse area
- 7,500 sf office space

COMMENTS

- Constructed in 2002
- 100% conditioned facility
- 25' - 33' ceiling height
- 6 dock high doors
- 1 drive-in door
- Fiber optic capability
- Gas line in place
- Warehouse measures 200' x 200'
- Office space includes 2 conference rooms, kitchen/break area, and four restrooms
- Located in Colbert County, outside of the city limits
- Building has septic system

PRICING

\$1,700,000



EXCLUSIVE AGENT

Jeremy D. Pope, CCIM, SIOR
jeremyp@grahamcompany.com
256.382.9010



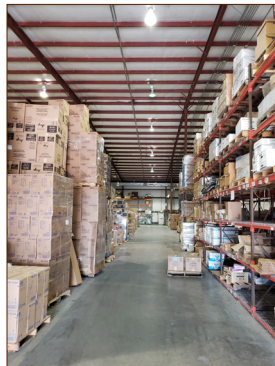
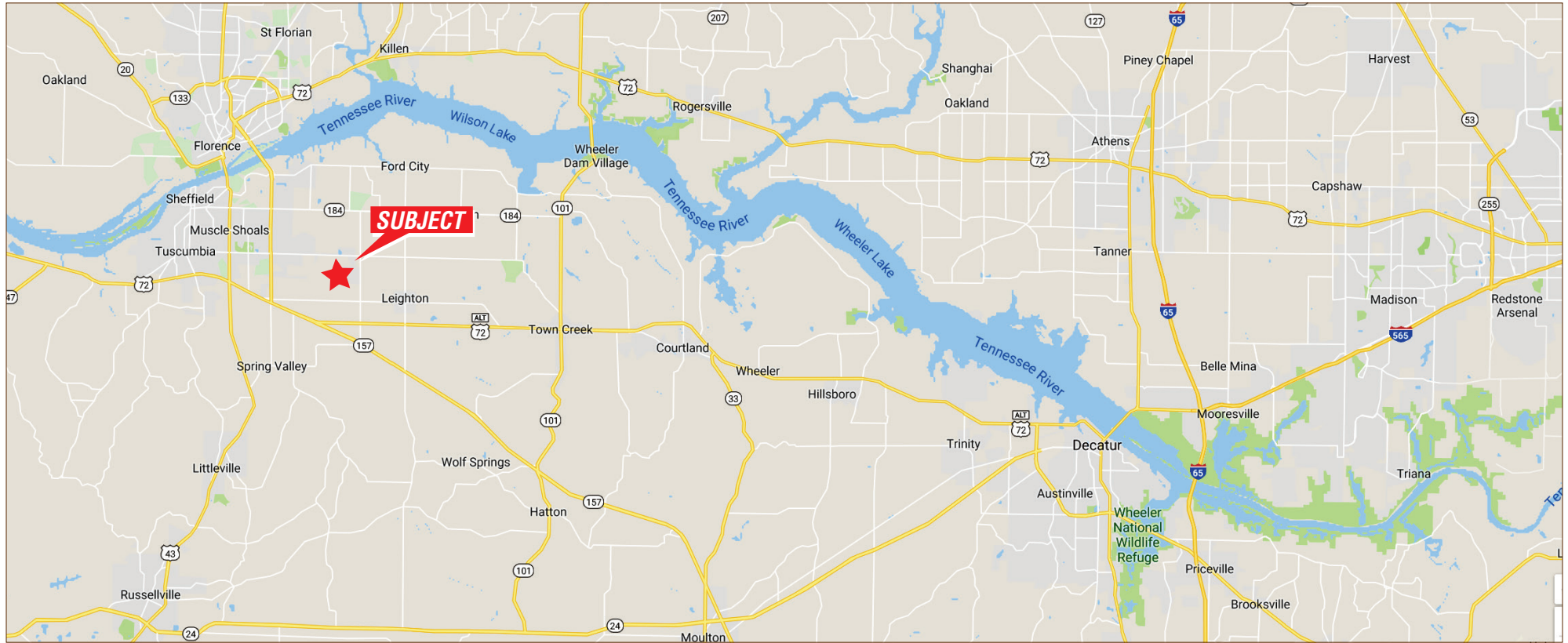
1500 Perimeter Parkway
Suite 150
Huntsville, AL 35806

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