

WAREHOUSE FOR SALE

\$799,000

- ± 6.75 ACRES
- 70,000 sqft Building (primarily warehouse with some office space)
- ± 5,600 sqft office/showroom that can be easily subdivided with separate roll up door
- Located less than 8 miles from the Talladega Super Speedway

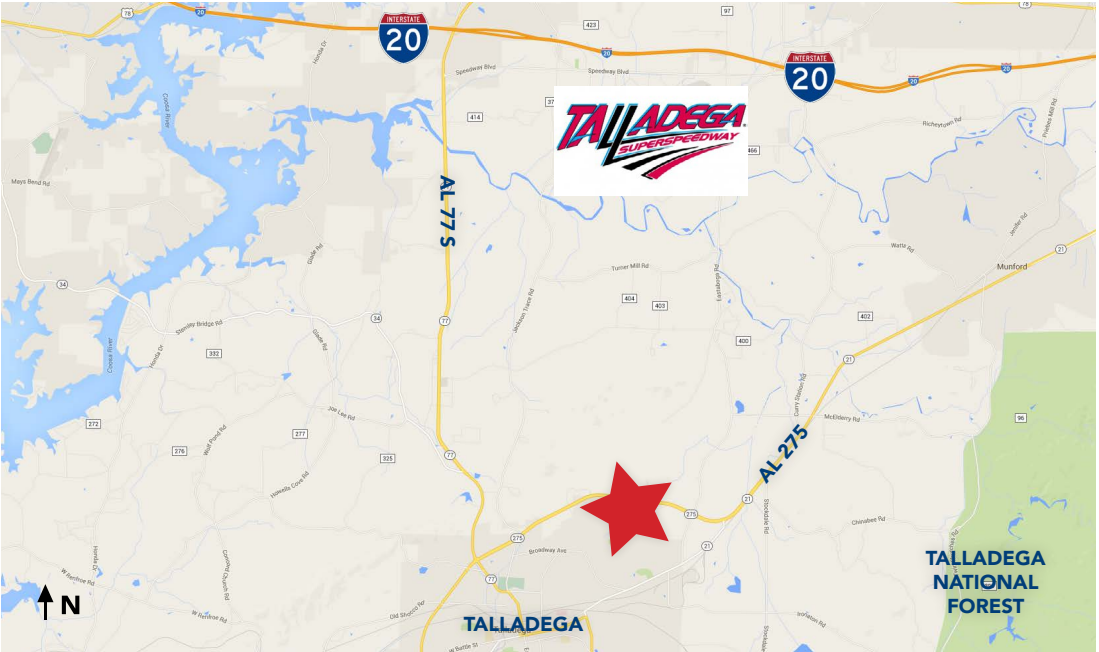
DEMOGRAPHICS:

POPULATION

1 mile **1,234**
 3 miles **7,311**
 5 miles **17,550**

TRAFFIC COUNTS

10,570 vehicles/day within 3 miles of site
 over **38,000** vehicles/day on I-20
 (less than 8 miles from the site)



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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