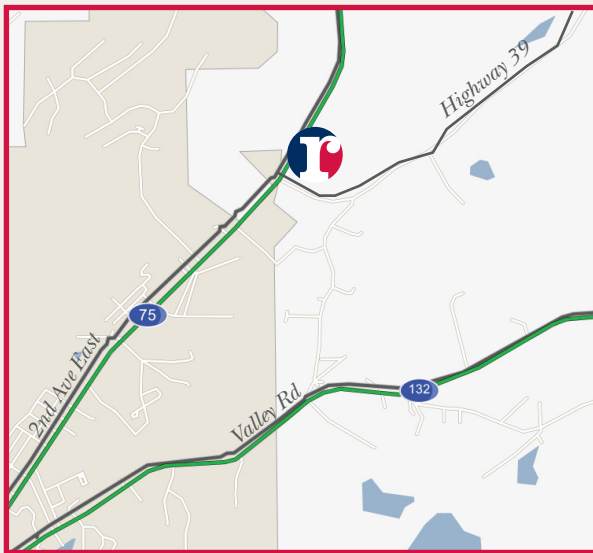


SALE

WAREHOUSE/LAND AVAILABLE

31770 HIGHWAY 75, ONEONTA, ALABAMA 35121



- BUILDING SIZE (1) 12,000 SQUARE FEET
- BUILDING SIZE (2) 1,769 SQUARE FEET
- LOT SIZE 8.7 ACRES
- SALE PRICE \$350,000
- AVAILABLE IMMEDIATELY
- TRAFFIC 13,700 VPD (HWY 75)

○ DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Median Income</i>
3 MILES	4,338	\$43,765
5 MILES	9,797	\$44,167
7 MILES	15,691	\$43,807

DAVID PLUMMER

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WAREHOUSE/LAND AVAILABLE



View of large warehouse from road



Small warehouse

PROPERTY INCLUDES:

- Two metal buildings: (1) 12,000 SF and (2) 1,769 SF
- 8.7 acres available; +/- 4 acres on back of property that can be developed
- Access from major highway (AL Hwy 75) with 200 +/- ft of frontage
- Highlights: fenced yard, trailer parking, and security rail

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POST OFFICE BOX 531247
BIRMINGHAM, AL 35253

WAREHOUSE/LAND AVAILABLE



Large warehouse and front loading docks



Inside of large warehouse



Rear view of large warehouse



Rear view of large warehouse



Rear view of large warehouse



View of Hwy 75 from front loading dock