

Center Hill Commercial Bldg.

Office/Warehouse & Retail - For Lease



ALLSOUTH
CORP.
Commercial Real Estate



UNDER CONSTRUCTION
JULY 2022 COMPLETION

CENTER HILL DRIVE

Opelika, AL 36801

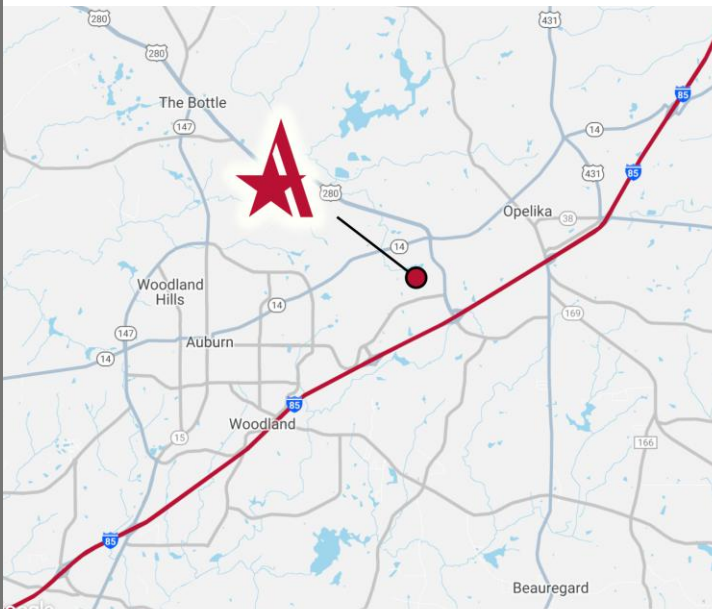
HIGHLIGHTS

- + Brand new building with upscale front entry
- + Ideal location in the center of Auburn and Opelika
- + Quick access to I-85 Exit 58 (Tiger Town)
- + Immediate access to Tiger Town amenities and dining options
- + Build to Suit and future expansion options available

FUTURE DEVELOPMENT

- + 9+/- acres of available for future development
- + Build to Suit and Land Lease options available
- + Center Hill Drive will extend to connect to the upcoming Thomason Drive extension from Veterans Parkway at Pepperell Parkway to Gateway Drive.

Building 1	1,000-6,000 sf available
Rental Rate	\$12.00/sf and up
Completion	July 2022 completion



Jake Whaley, CCIM

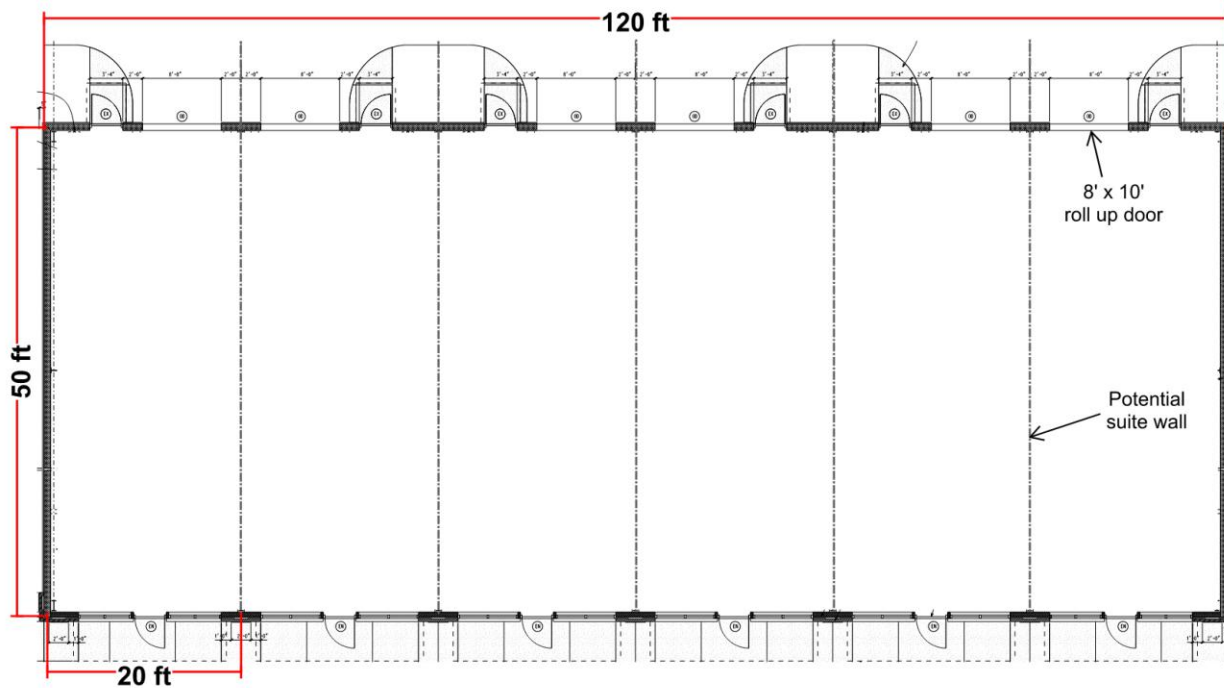
jakewhaley@allsouthcorp.com
(334) 358-0047

No warranty, guarantee, or representation is made to the accuracy or completeness of the information contained herein.



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FRONT OF PROPERTY

FACTS

6,000 sf building

Brick and storefront glass front entries

Will split to suite tenant's needs

Six 8'x10' roll up doors on the back of the building

20' tall building

Located in the heart of Auburn-Opelika

IDEAL LOCATION



TIGER TOWN
1,000,000 square feet of retail
30+ restaurants | grocery store

Building 1
6,000sf

Build to Suit
or Land Lease
+/- 9 acres

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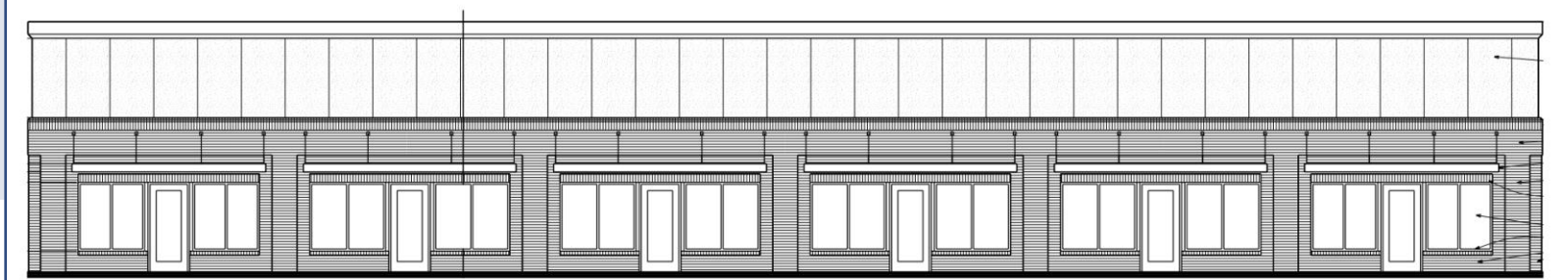


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PROPOSED FRONT ELEVATION



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This future connectivity will allow quick access to downtown Auburn, Opelika Rd/Pepperell Pkwy, and future growth centers between the two cities.
- + The Property Owner is well-capitalized and an experienced developer who can move quickly to build a facility for your business' needs.



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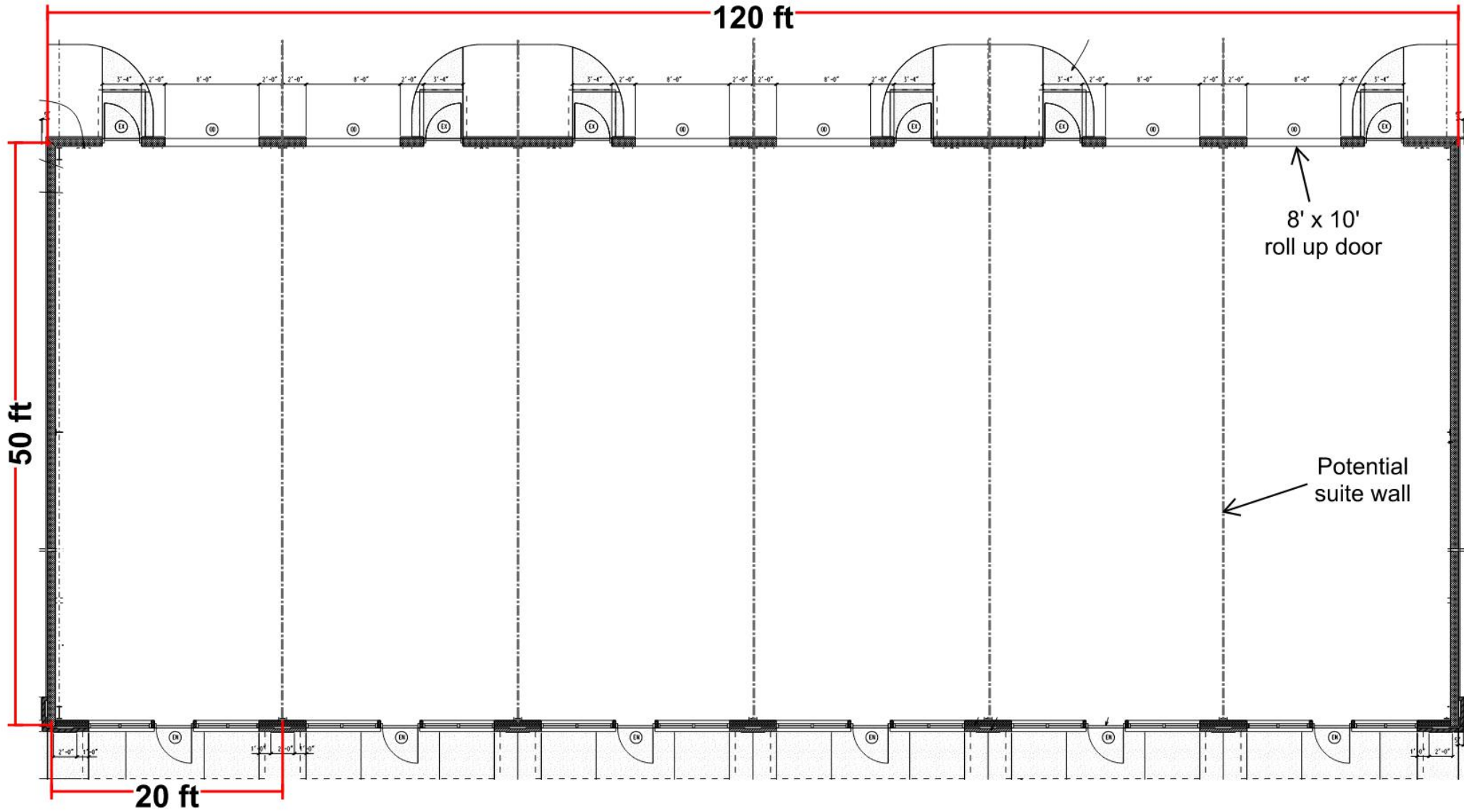


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