

Interstate Business Park

Building III - For Lease

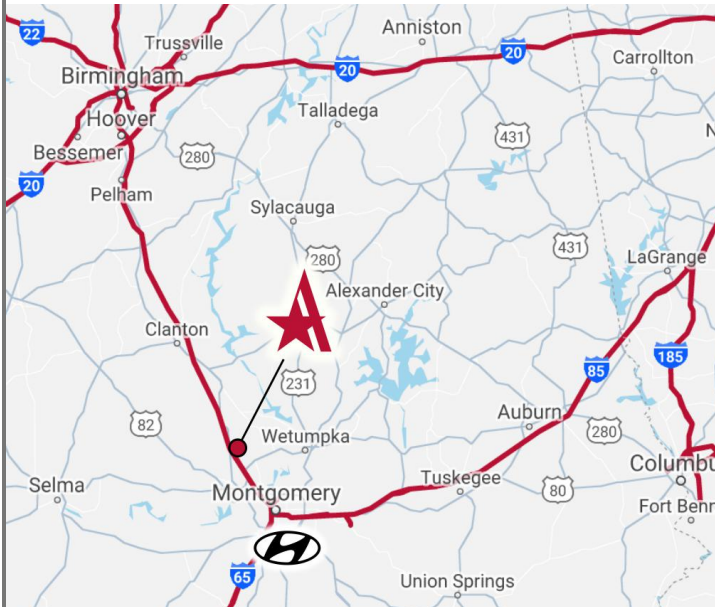


NEW CONSTRUCTION



180 JESSE SAMUEL HUNT BLVD.
Prattville, AL 36066

Size	50,000 SF
Current Condition	Under Construction
Delivery Date	3Q 2023
Lease Rate	Contact Agent



HIGHLIGHTS

- + Less than 1 mile to I-65 Exit 186
- + New construction PEMB with painted CMU and storefront
- + Expandable to 100,000 SF with additional yard space
- + Adjacent property is available and can accommodate 250,000 SF+
- + This Class-A, mixed-use business park is a certified EDPA Advantage Site
- + 32' eaves and ESFR sprinkler-ready
- + Delivered with 57 parking spaces (expandable)

KEY DISTANCES

	INTERSTATE DIST.
Prattville, AL	6 miles
Montgomery, AL	21 miles
Hyundai	25 miles
Birmingham, AL	70 miles
Atlanta, GA	170 miles

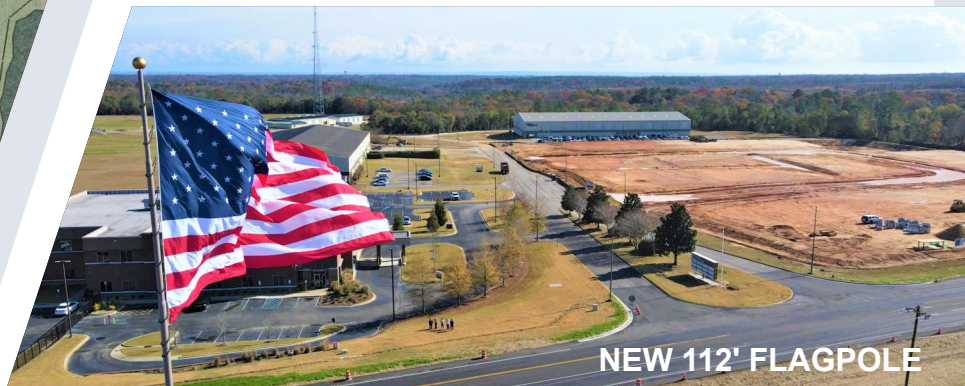
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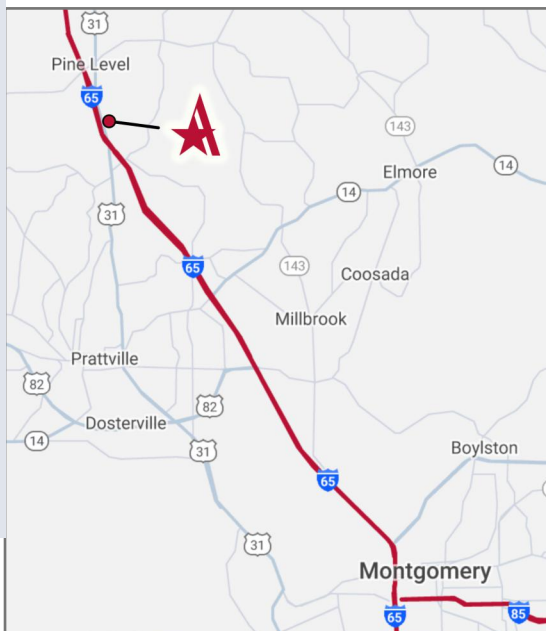
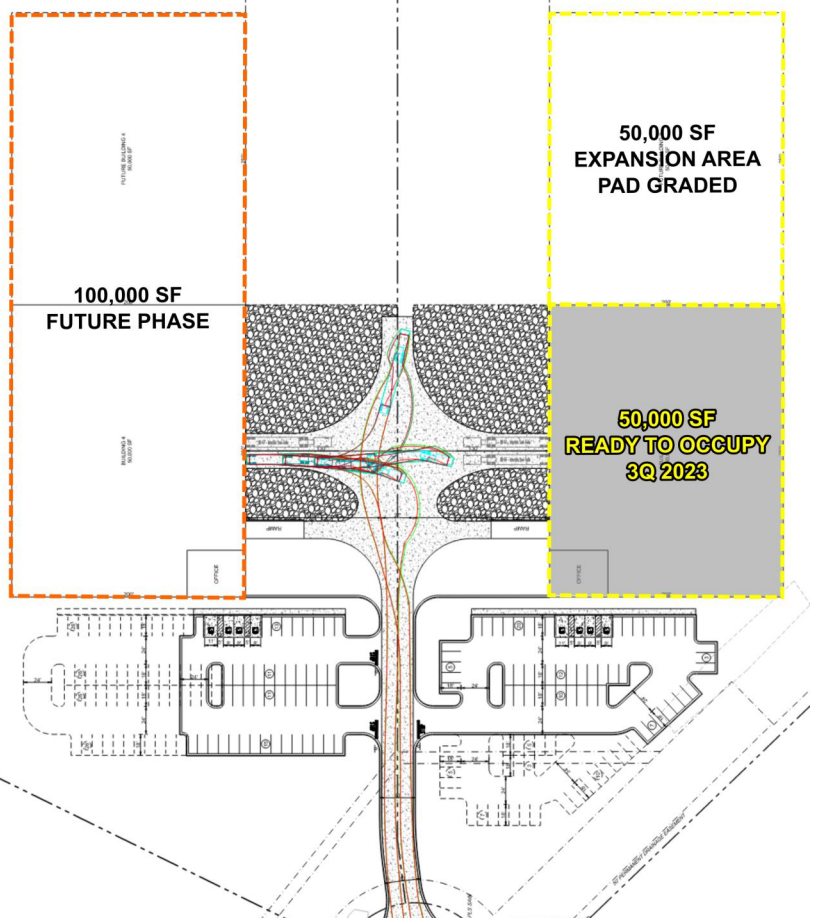
LOCATION

1 mile from I-65 Exit 186

Exceptional labor force that doesn't compete with Montgomery OEM labor

Outside of city limits = lower cost of occupancy

SITE PLAN



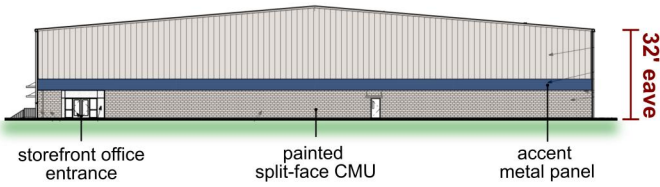
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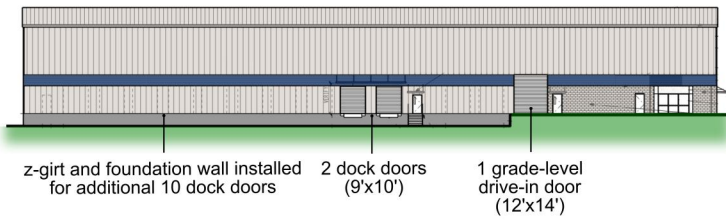


ALLSOUTH
CORP.
Commercial Real Estate

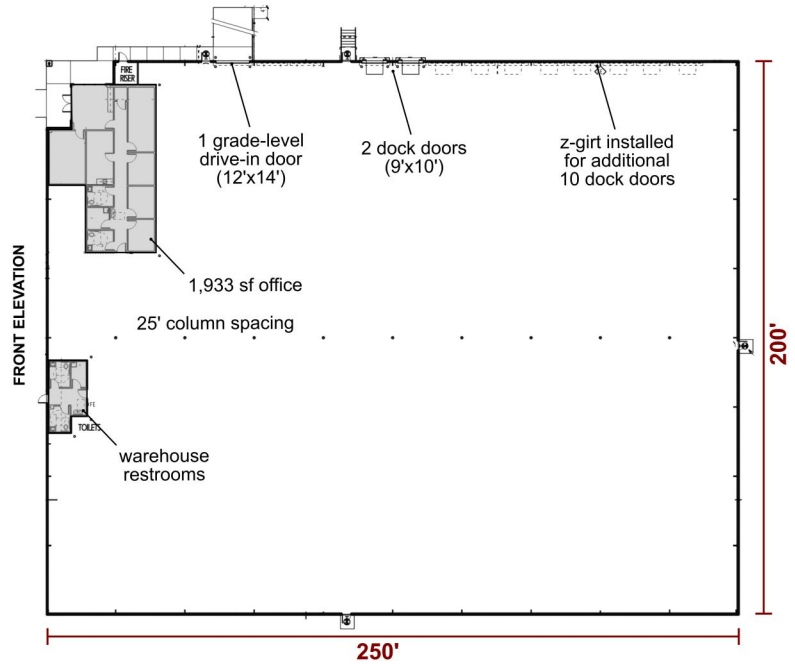
FRONT ELEVATION



TRUCK COURT ELEVATION



TRUCK COURT ELEVATION



ONE MILE TO I-65



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ALLSOUTH
CORP.
Commercial Real Estate



BUILDING III
200'x250'
50,000-100,000 SF



RING PARTY

HYUNDAI TRANSYS

Central Alabama Electric Cooperative
A Touchstone Energy® Cooperative

Jesse Samuel Hunt Blvd.

← 1 mile to Pine Level



1 mile to
INTERSTATE 65 →

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ALLSOUTH
CORP.
Commercial Real Estate

FACTS

Site:

130' truck court
57 parks (expandable to 87+)
2 dock doors (expandable to 12 total)
1 grade level door
Pad graded for expansion to 100,000 sf
Additional yard space behind building

Building:

50,000 sf (expandable to 100,000 sf)
200' x 250' PEMB
25' x 100' column spacing
32' eave height

Features:

ESFR sprinkler-ready
6" concrete slab
800 Amp electrical service
2,000 sf office
warehouse restrooms

