

LEASE

Warehouse Distribution or Manufacturing Property For Lease

17TH ST, 8TH ST, & 16TH AVE N

Clanton, AL 35046

PRESENTED BY:

MICHAEL CARRO, CCIM

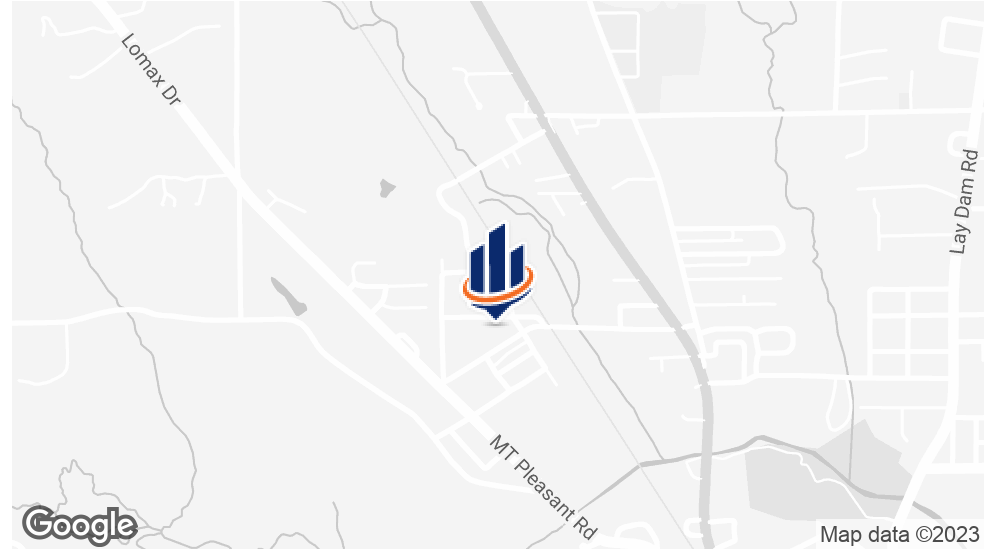
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AL #000093777



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.50 SF/yr (NNN)
BUILDING SIZE:	34,000 SF
ZONED:	M1 (Light Industrial)
LOT SIZE:	4.83 Acres
YEAR BUILT:	1984
MARKET:	Clanton
APN:	1107352001001000

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PROPERTY OVERVIEW

Manufacturing or Storage Facility ideally located between Montgomery and Birmingham, Alabama off I-65 & Hwy 31. The Mayor's office is probusiness and accommodating.

PROPERTY HIGHLIGHTS

- Fully Conditioned Warehouse
- 2 Dock Doors Covered with Ramp Access
- 1 Grade Level Door
- 15' Eave Height
- 22' Center Height
- Fire Sprinkler System
- 3 Phase Power for Manufacturing

ADDITIONAL PHOTOS



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DOCK SIDE



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ADDITIONAL PHOTOS



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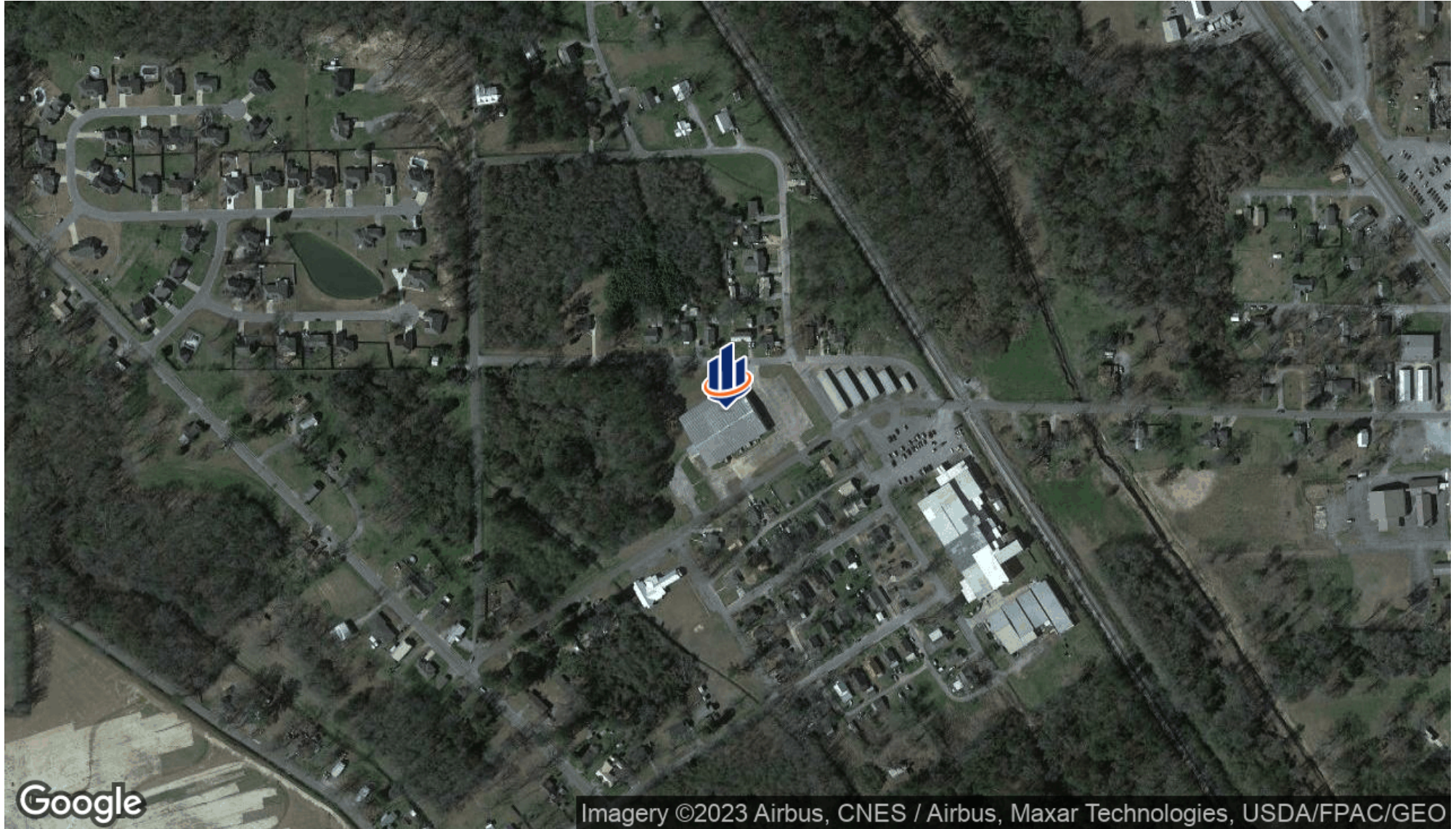
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LOCATION MAP



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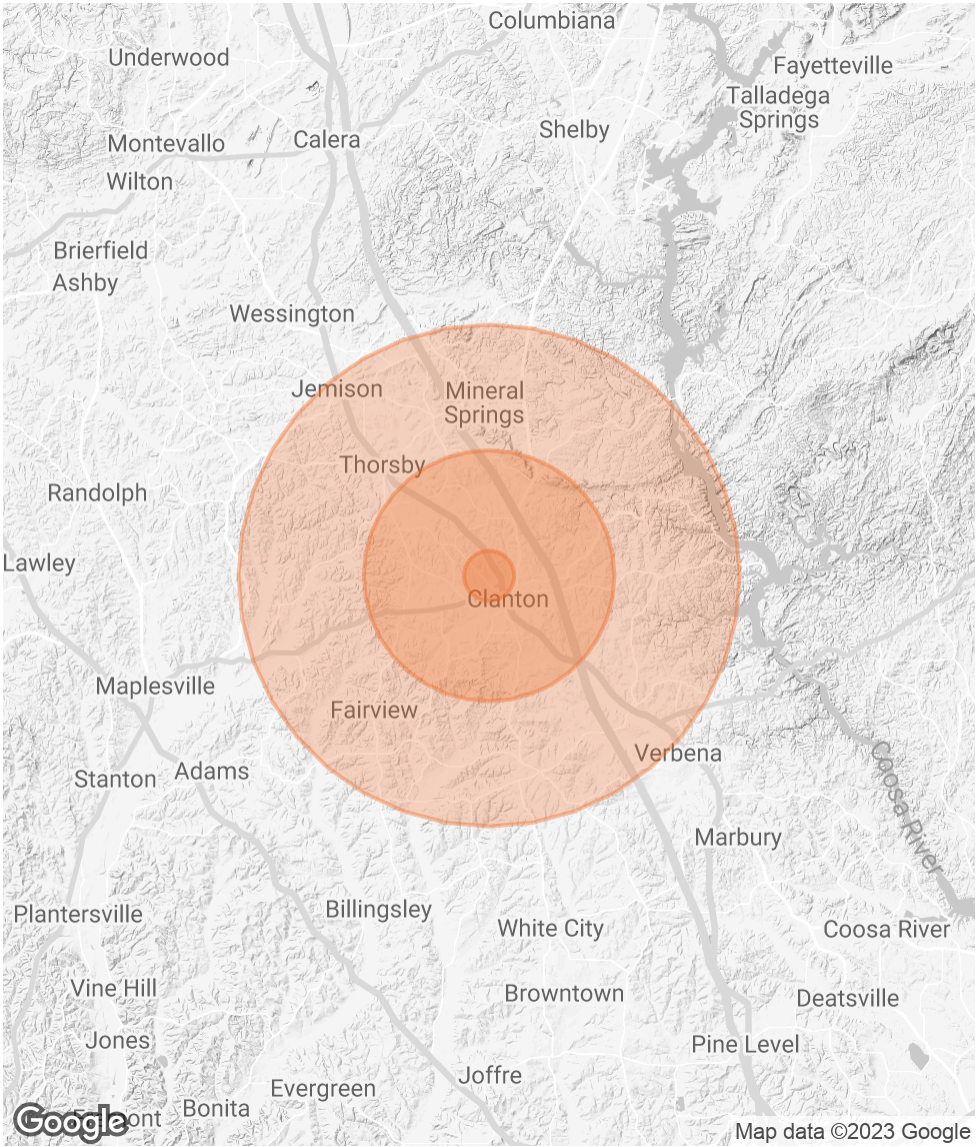
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	735	13,781	27,869
AVERAGE AGE	39.8	37.6	37.3
AVERAGE AGE (MALE)	38.9	36.4	36.5
AVERAGE AGE (FEMALE)	41.8	39.9	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	308	5,668	10,942
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$56,686	\$50,971	\$52,114
AVERAGE HOUSE VALUE		\$158,710	\$146,497

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Halford. He received the NAIOP 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2020. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN. He was also the recipient of the NAIOP Broker Deal of the Year Award in 2016.

2016 #1 Top Producer in the State of Florida for SVN

2016 #3 Top Producer in the USA for SVN

2016 NAIOP Broker Deal of the Year Award Winner

Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com

- Hosts “The Restaurant Realty Show” weekly on News Radio 1620.

- In 1999 and 2000 oversaw the acquisition of 120 Hardee’s Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL

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