

# RUSSELL WAREHOUSE

# FOR SUBLEASE



**3145 Elmore Rd, Wetumpka, AL**

**CBRE**

**MOORE**  
MANAGEMENT | BROKERAGE | INVESTMENT



# Executive Summary

## PROPERTY DETAILS

Price:	Contact Agent
Warehouse Size:	374,000 SQFT
Dock Door:	15(10-13Ft)
Offices	8 Offices; 2 Conference Rooms
Ceiling Height:	17'-24'
Roof:	TPO
Walls:	Masonry
Floors:	6" Reinforced Concrete
Year Built:	1997
Fire Suppression:	100% Wet
Lighting	LED
Parking:	100±
Land Area:	20± Acres

## PROPERTY HIGHLIGHTS

- This Superlative Warehouse is highly visible with frontage traffic counts of 12,595± AADT
- **Available SF 185,000-374,000 SF**
- The warehouse is exceedingly adaptable and can be customized to suit the specific requirements of different businesses
- Conveniently located with easy access to major transportation routes, making it easily accessible for suppliers, customers, and employees.
- Abundant on-site parking
- Within a 15 Minute Drive time from Interstate 65
- 4.9± Miles from the Heart of Wetumpka
- Wetumpka is one of the fastest-growing areas in Central Alabama
- Be a part of Wetumpka's growing business population

### Central distribution location with extensive transportation infrastructure

- Port of Mobile (168± Miles)
- Port of New Orleans (310± Miles)
- Port of Savannah (337± Miles)
- Port of Charleston (462± Miles)
- Port Everglades(637± Miles)

### Airports

- Wetumpka Municipal Airport (4.9± Miles)
- Montgomery Regional Airport (25± Miles)
- Birmingham-Shuttlesworth (94± Miles)
- Atlanta Hartsfield Jackson (154± Miles)
- Huntsville International Airport(178± Miles)
- Nashville International Airport (637± Miles)

# Manufacturing Data



20% International distribution

141,000 manufacturing Jobs in Alabama

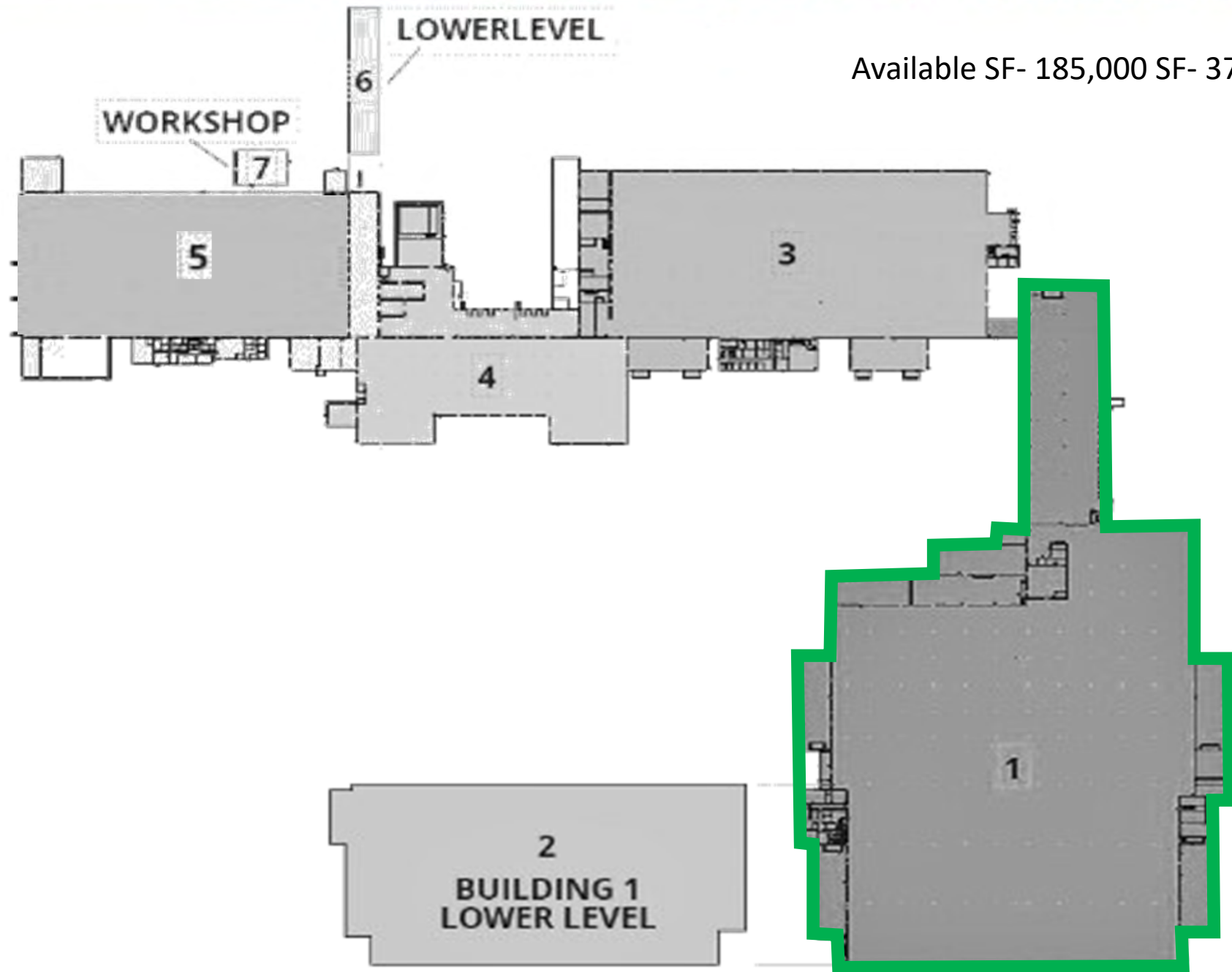
16% Transportation manufacturing



- ✓ Manufacturers in Alabama account for 16.21% of the total output in the state, employing 13.11% of the workforce. Total output from manufacturing was \$39.63 billion in 2021. In addition, there were an average of 270,000 manufacturing employees in Alabama in December 2021, with an average annual compensation of \$75,226.27 in 2021.
- ✓ Manufacturers help to drive the Alabama economy, with \$19.25 billion in manufactured goods exports in 2021.
- ✓ Toyota Manufacturing announced a \$222 million investment in a Huntsville facility to develop a new line of four-cylinder engines.
- ✓ Hyundai Motor Manufacturing Alabama (HMMA) will invest an additional \$292 million in new machinery and equipment to facilitate the production. HMMA celebrated the opening of a new cylinder head manufacturing plant, the third facility at HMMA, to support production of more than 650,000 engines per year. The 260,000 sqft facility represents a \$388 million investment and 50 new jobs. HMMA's investment in the region will total \$680 million within the last couple of years, strengthening the company's presence in the local community and demonstrating confidence in Montgomery's ability to support its growing workforce.



# Floor Plan



Available SF- 185,000 SF- 374,000 SF



# *Photos*





# Photos







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