

2426 SPRUCE STREET

MONTGOMERY, AL 36107

Executive Summary



OFFERING SUMMARY

Available SF: 5,928 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 0.43 Acres

Building Size: 5,928

Zoning: B-2

Market: Montgomery

Price / SF: \$54.82

PROPERTY HIGHLIGHTS

- Easy Access Retail and Warehouse Buildings
- Within minutes from Jackson Hospital, Alabama State University & Huntingdon College
- On-Site Parking for employees and customers
- Convenient to Central Business District
- 0.4± Miles from I-85
- 0.6± Miles from Jackson Hospital Campus
- 1.2± Miles from Alabama State University
- 5.5± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors and Retirees. The Air Force University is attended by 20,000 Annually



JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Additional Photos



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,928 SF

Lease Term:	Negotiable
Lease Rate:	\$7.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Spruce Street	Available	5,928 SF	NNN	\$7.00 SF/yr	-

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Aerial Map



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Retail Map



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