2426 SPRUCE STREE

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

- Atlanta Hwy Atlanta Hwy CAPITOL HEIGHTS (108) Montgomery Ann St TARK HIGHL ef l Harrison Rd (21) 85 GARDEN DISTRICT FOREST PARK HILLWOOD OLD CLOVERDALE Coople Vaughn Rd Map data ©2024
 - 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





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Additional Photos











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Lease Spaces



LEASE INFORMATION

Lease Type:		NNN	Lease Term:			Negotiable	
Total Space:	ital Space: 5		5,928 SF	Lease Rate:			\$7.00 SF/yr
AVAILABLE SPACES							
SUITE	TENANT	SIZE (SF)	LEASE T	YPE	LEASE RATE	DESCRIPTION	
Spruce Street	Available	5,928 SF	NNN		\$7.00 SF/yr	-	

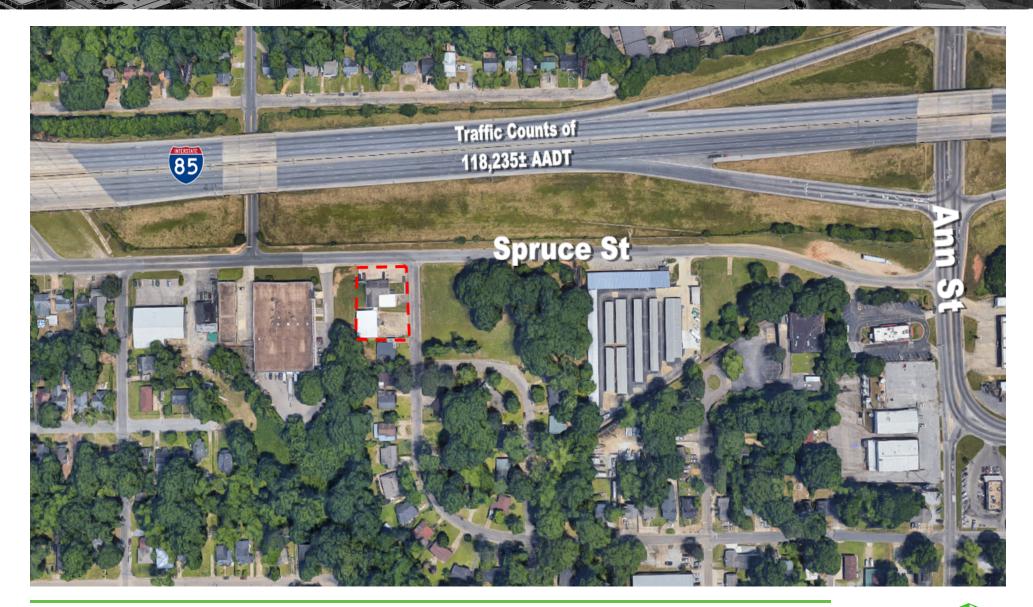
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Aerial Map



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Retail Map



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