

FOR LEASE

2251 Old Curtis Rd, Elba, AL 36323

NAI TALCOR



Industrial | 156,405 SF

- Located off US-HWY 84 & Industrial Blvd
- 156,405 Sq. Ft. - Flexible division options
- 4-acre concrete slab available for lease
- Interior & Exterior updates in progress
- 2 offices + 6 restrooms
- 2nd-Level Platform: 5,966 Sq. Ft.
- 12 Loading Docks with 16' Drive-in Door
- Eave Height: 22' | Clear Height: 25'
- Column Spacing: 25'x50'
- Rear Sliding Door: 22.5' high x 25' wide
- Rear Roll-Up Door: 16' x 16'
- 3-phase electrical + Gated Property
- Convenient to I-85, I-65, I-10
- Port of Mobile, AL (148 mi) Port of PCB, FL (107 mi)

OFFERING SUMMARY

BUILDING SIZE	156,405 +/- SF (can be divided)
LEASE RATE	\$4.00 SF/yr (MG)
ZONING	Industrial
CONSTRUCTED	1979
LAST RENOVATED	2024 - In Progress

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	10,750	74,044	169,295
Average HH Income:	\$47,417	\$55,800	\$50,460

TARGET INDUSTRIES

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
107 Hidden Glen Way
talcor.com

FOR LEASE

2251 Old Curtis Rd, Elba, AL 36323

PROPERTY DESCRIPTION

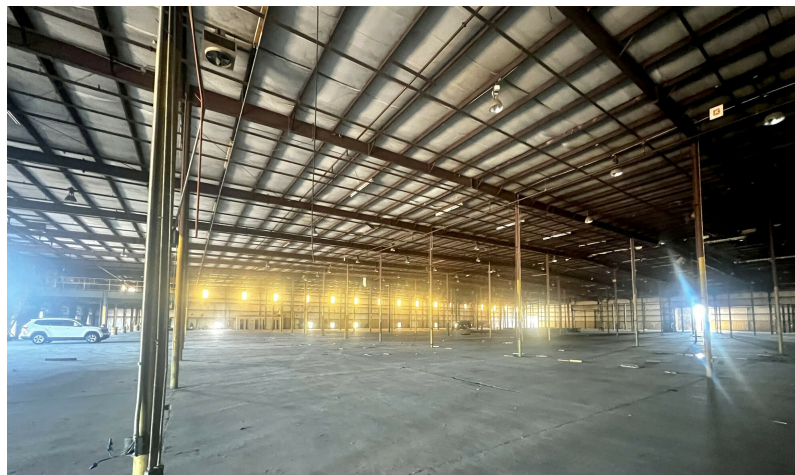
This expansive building, formerly used as a trailer manufacturing facility, offers 156,405 Sq. Ft. of warehouse space with flexible layout options to accommodate various size requirements. Adjacent to the warehouse is a 4-acre reinforced concrete slab available for lease, providing ample space for outdoor storage.

Location Benefits:

The location of Elba places it within a convenient distance of major interstates and commercial airports, including I-85, I-65, I-10, Dothan Airport (45 mi), and Montgomery Airport (77 mi). Moreover, the property is located 107 miles from the Port of Panama City Beach, FL and 148 miles from the Port of Mobile, AL.

Proximity to Major Manufacturing Hubs:

Elba's proximity to automotive and aerospace manufacturers, including the Hyundai plant near Montgomery and Airbus in Mobile, makes it an ideal location for businesses in these industries. Companies across diverse industry sectors thrive in the Wiregrass Region and is well-positioned for continued growth in several specific clusters already thriving here, including aerospace/defense, advanced manufacturing, automotive, agriculture, and food warehousing and distribution. With access to skilled workers from nearby Wallace and Enterprise State Community College which offers technical programs, the area provides a steady stream of qualified labor for manufacturing and distribution operations.



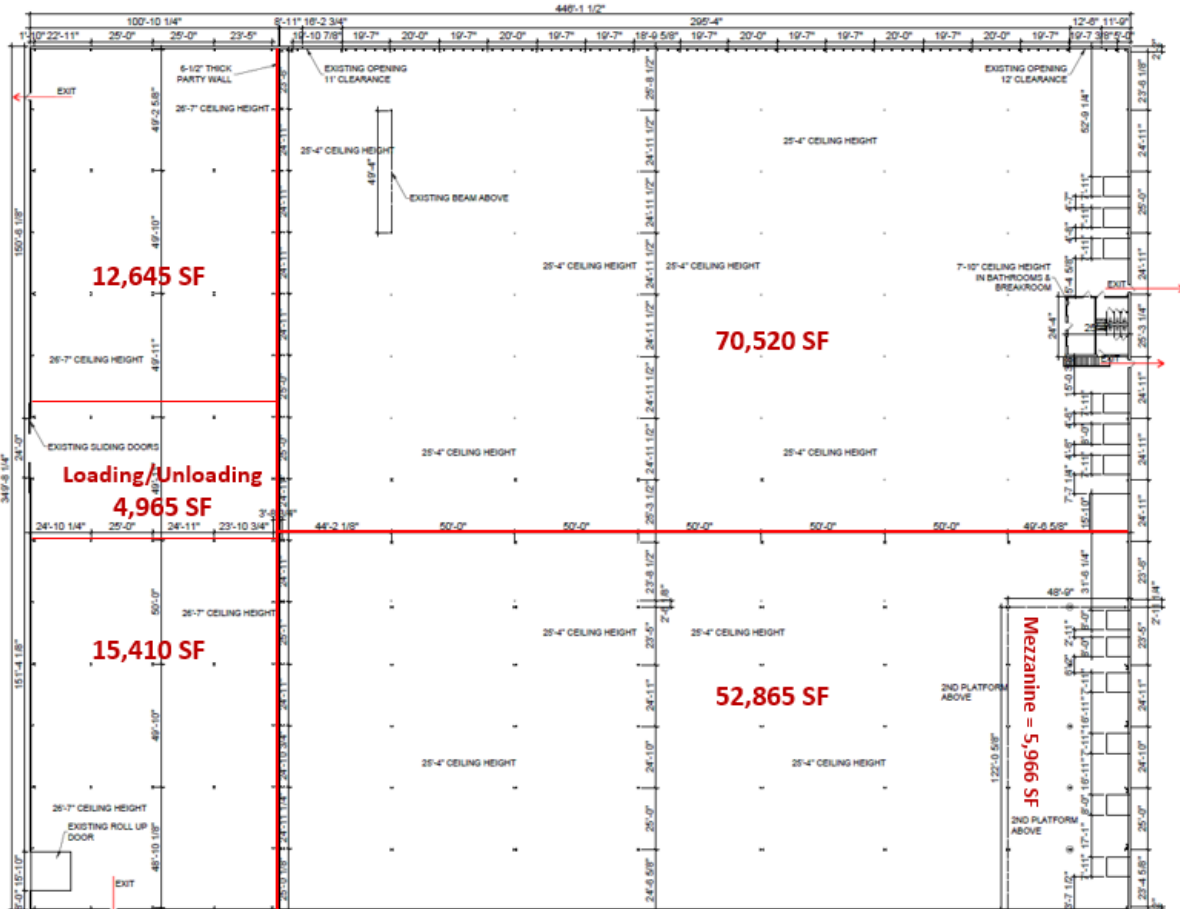
FOR LEASE

2251 Old Curtis Rd, Elba, AL 36323



TOTAL SF: 156,405 SF

VARIOUS DIVISION OPTIONS POSSIBLE



✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

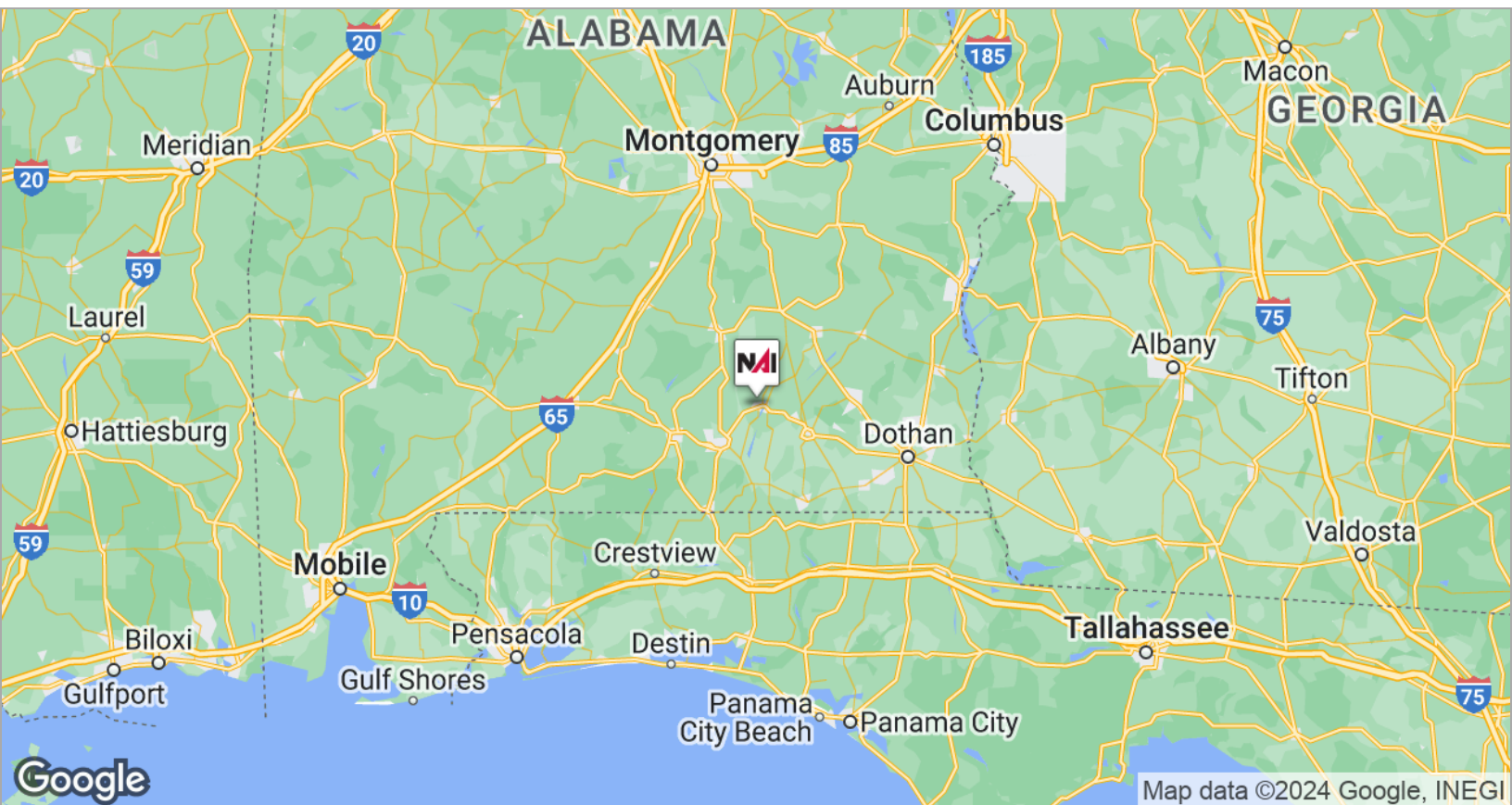
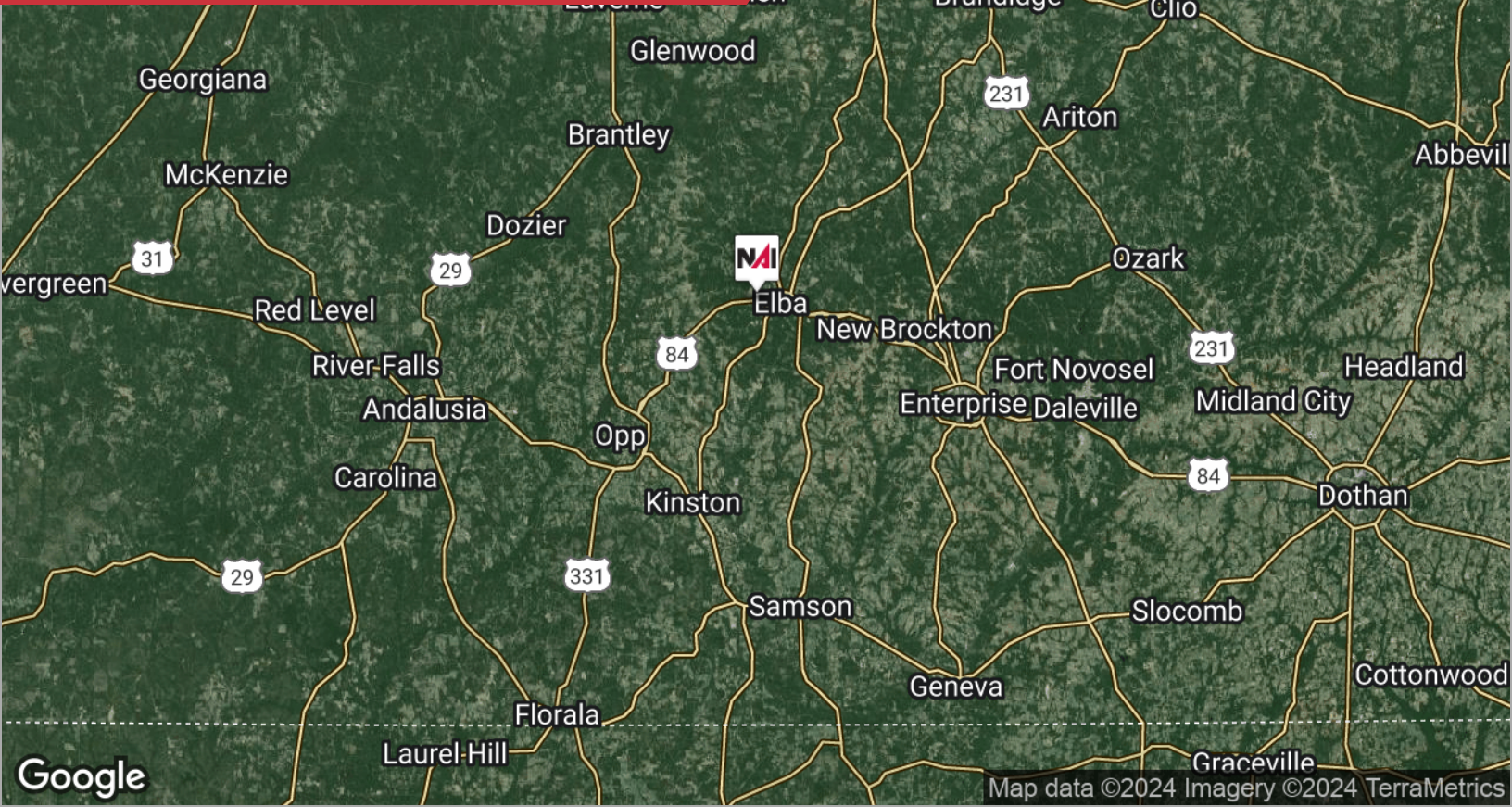
✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

LOCATION MAPS

2251 Old Curtis Rd, Elba, AL 36323



✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

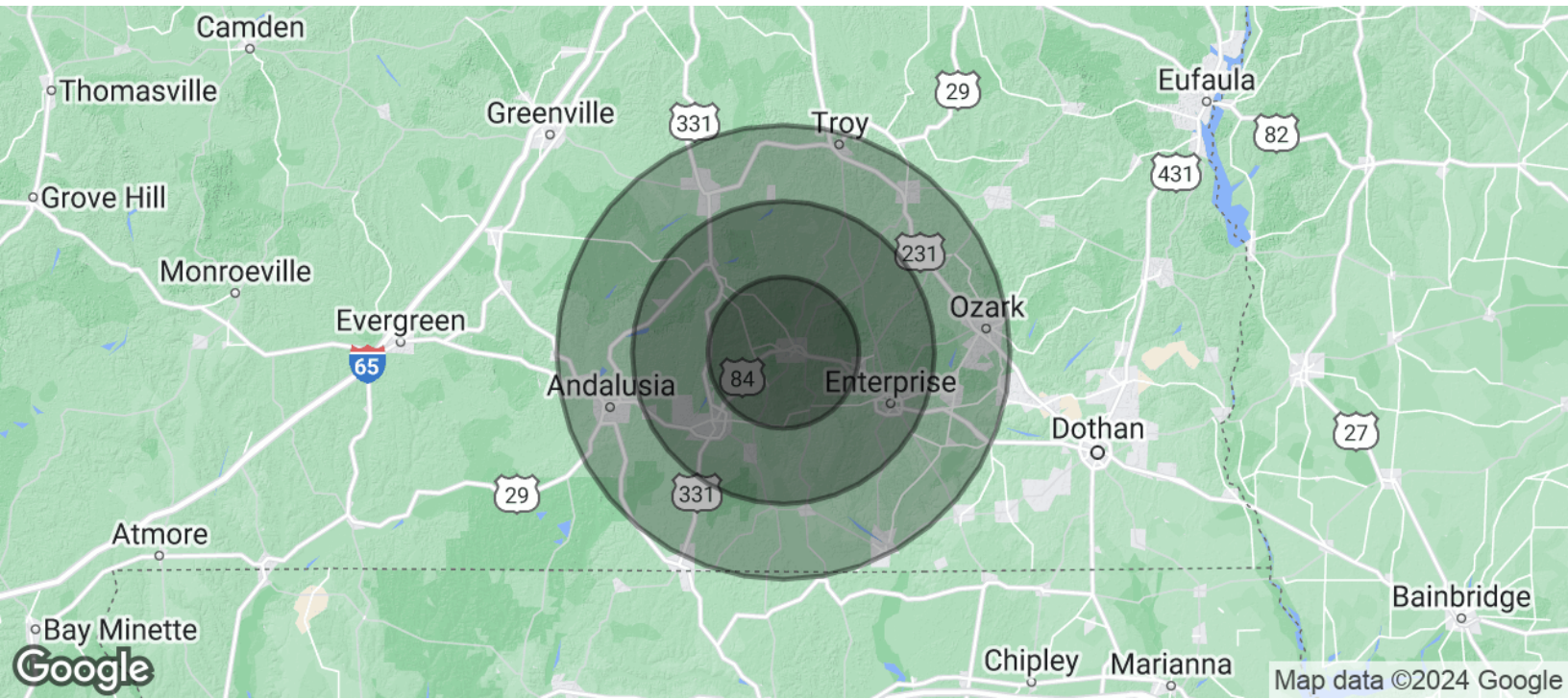
✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR

DEMOGRAPHICS

2251 Old Curtis Rd, Elba, AL 36323



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	10,750	74,044	169,295
Average Age	46.4	39.9	39.7
Average Age (Male)	42.2	37.7	37.9
Average Age (Female)	49.6	42.0	41.5

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	5,222	33,965	80,000
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$47,417	\$55,800	\$50,460
Average House Value	\$121,430	\$139,096	\$126,892

2020 American Community Survey (ACS)