



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**1130 Emory Folmar Blvd
Montgomery, AL 36110**

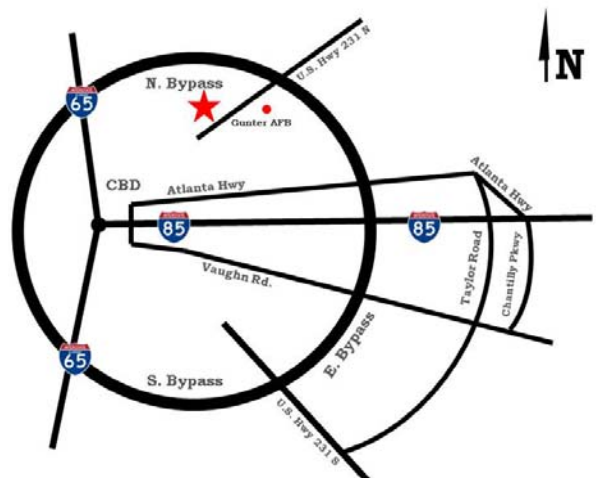
SALE / LEASE

Sale Price: \$1,162,000.00
Lease Price: \$3.75/ S.F.
Building Size: ± 27,300 S.F.
Land Size: ± 4.17 Acres
Ceiling Height: 22'
Dock Doors: 3 Truck doors w/levelers
 10 roll-up delivery doors
Zoning: M-1
Parking: ± 69 Spaces
Best Use: Light Industrial

Industrial property, excellent distribution building, located in Montgomery Business Park at 1130 Emory Folmar Blvd. The building has +/- 4,268 S.F. of office (16%), +/- 23,032 S.F. (84%) of warehouse and room for expansion. Immediate occupancy. Contact Nim Frazer, SIOR for more information at (334) 271-2475.



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