

INDUSTRIAL FACILITY FOR SALE OR LEASE

508 Walker Street | Opelika, AL

Colliers
INTERNATIONAL

COLD STORAGE & BEVERAGE DISTRIBUTION FACILITY | 47,101 SF

PROPERTY STATISTICS

- » Total Building: 47,101 SF
 - » 50°-60° Warehouse: 23,786 SF
 - » 35° Warehouse: 1,060 SF
 - » Dock / Staging: 10,480 SF
 - » Office: 11,775 SF
- » Year Built: 1989; expanded in '93
- » Clear Heights: 16' - 24'
- » Acres: 3.92
- » Dock Doors: 3 dock high, 2 grade level
 - » All doors have levelers and bumpers
- » Expandable by ±20,000 SF
- » Banquet room with commercial kitchen on site
- » Direct access to I-85



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Food Advisory Specialists

Local Market Expert

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www.colliers.com/food

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FEATURES AND SUBJECT PHOTOS

General Building Info:

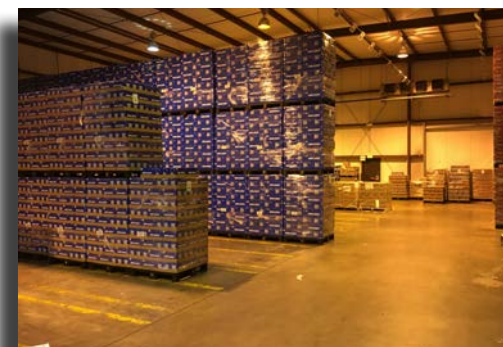
- » Taxes: \$0.351/SF in 2015
- » Banquet & Kitchen Area: 3,064 SF
- » Construction: Masonry, concrete & metal panel
- » Parking: ± 40 car spots / ± 10 trailer spots
- » Gated and fenced truck court
 - » Exterior power hook up for cold trucks
- » Drive-thru dock

Refrigeration:

- » Temps capable of 35°F and 55° F
- » Refrigeration

Location:

Opelika is located in the east/central portion of the state, approximately halfway between Montgomery and Atlanta, along Interstate 85, which runs north to south. This building is also located 15 minutes from Auburn University, which had a student enrollment of 27,287 for the 2015/2016 school year. The Auburn - Opelika MSA ranked No. 7 on Forbes' 2015 list of America's Best Small Cities for Jobs.



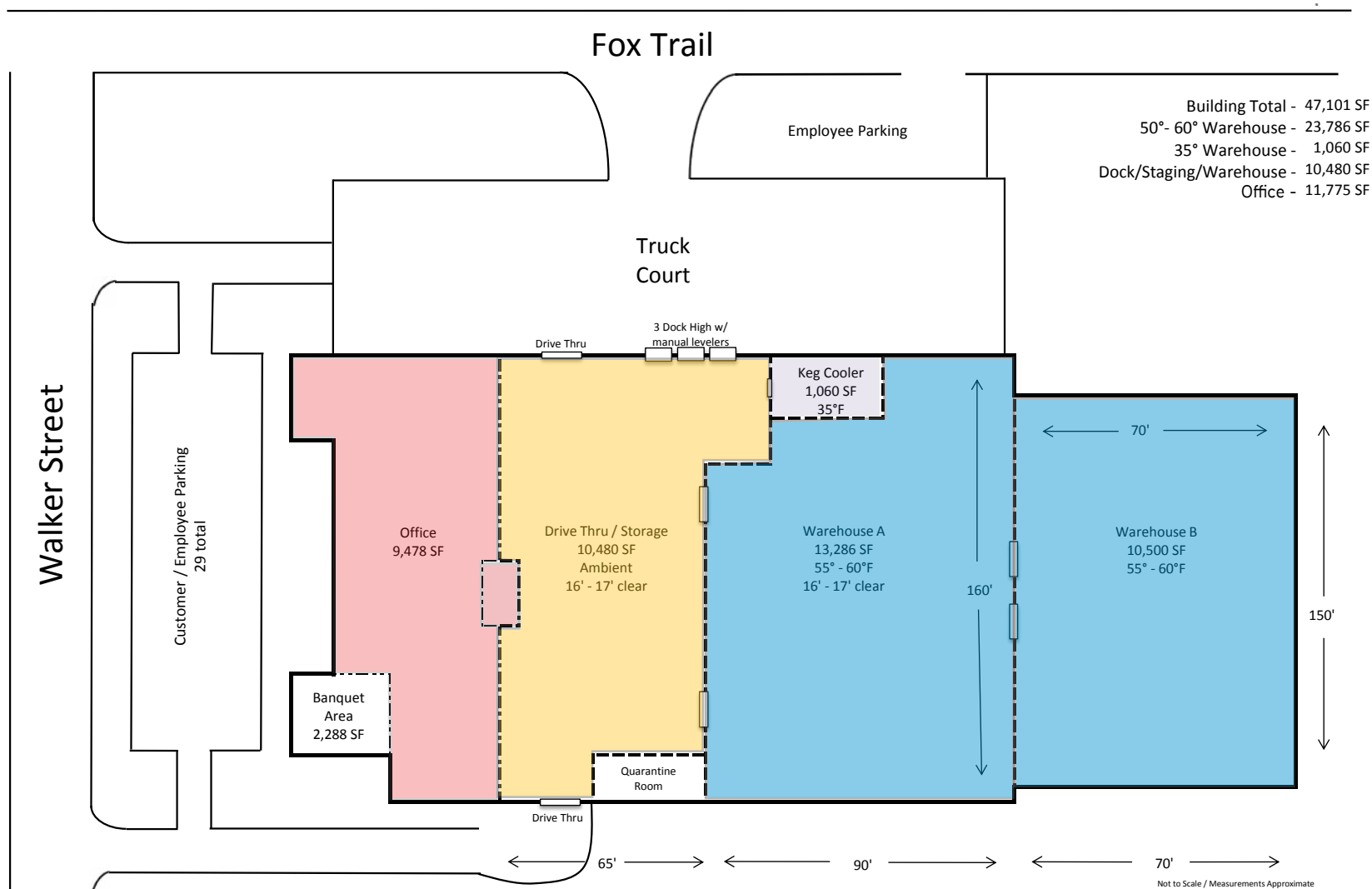
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FLOOR PLAN



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Located in the Fox Run Business Park:

- » 300 acre mixed-use business park
- » Home to a wide variety of companies including:
UPS, Hana Factory Automation, Afni, and Baxter International
- » Utility Service Providers Include:

Electricity	Opelika Power Services
Natural Gas	Alabama Gas Corp.
Fiber Optics	Opelika Power Services
Wastewater	City of Opelika
Water	Opelika Utilities Board

