



COMMERCIAL REAL ESTATE

2461 HWY. 20 DECATUR, ALABAMA PROPERTY BRIEF



- DESCRIPTION:** OFFICE/WAREHOUSE BUILDING IN HIGH TRAFFIC AREA. WITH LOADING DOCK AND ROLL-UP DOOR.
- LOCATION:** WEST ON I-565 ACROSS THE RIVER BRIDGE. TURN RIGHT ON ALT. HWY. 72W. GO APPROX. 3.4 MILES TO HWY. 67. GO 1/10 OF A MILE PAST HWY 67. BUILDING IS ON YOUR LEFT.
- BUILDING SIZE:** 9,600 SQ. FT. (+/-)
- LAND SIZE:** .80 ACRES (+/-) 119'x248'x140'x239'
- ZONING:** HI - HEAVY INDUSTRY
- TRAFFIC COUNT:** 30,120 PER DAY
- SALE PRICE:** \$350,000
- CONTACT:** RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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HWY. 20 DECATUR, AL

