



COMMERCIAL REAL ESTATE

2518 MEM. PKWY. S. FOR LEASE



DESCRIPTION: CENTRALLY LOCATED INDUSTRIAL WAREHOUSE WITH OFFICE SPACE FOR LEASE. 4 PEDESTRIAN DOORS AND ONE 10' TRUCK DOCK AND AMPLE PARKING.

LOCATION: ON THE CORNER OF LEEMAN FERRY ROAD AND BOB WALLACE AVE. ON THE WEST SIDE OF THE PARKWAY.

BUILDING(S): 4,400 SF.+/-

LAND: .4 ACRES +/-

PARKING: AMPLE

TRAFFIC COUNT: 120,890 +/- VEHICLES PER DAY

ZONING: HEAVY INDUSTRY/ **OPPORTUNITY ZONE/ HUB ZONE**

LEASE PRICE: \$12/ SQ. FT.

CONTACT: RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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