



COMMERCIAL REAL ESTATE

**26670 SUCCESS DRIVE
OFFICE/WAREHOUSE
MADSION, ALABAMA**



DESCRIPTION:	GREAT MULTI-TENANT OFFICE AND WAREHOUSE BUILDING LOCATED IN A RAPIDLY GROWING AREA OF LIMESTONE COUNTY IN THE CITY LIMITS OF MADISON, AL WITH VISIBILITY FROM I-565.
LOCATION:	WEST ON I-565, RIGHT AT EXIT 3 (GREENBRIER PARKWAY). SOUTH ON SWANCOTT ROAD FOR .3 MILES. RIGHT ON SUCCESS DR. PROPERTY ON THE LEFT.
BUILDING SIZE:	17,755+/- SQ. FT.
LAND SIZE:	1.7 ACRES+/-
TRAFFIC COUNT:	10,727+/- VEHICLES PER DAY
ZONING:	CIP
SALE PRICE:	\$1,995,000
CONTACT:	RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777 FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT <u>RUSSRUSSELL.COM</u>

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



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FLOOR PLAN



7,070 sq. ft.

1,930 sq. ft. 1,800 sq. ft.

2,450 sq. ft.

4,750 sq. ft.