

61 PEARTREE RD

±4,700 sqft on +/- 1.06 acres
Flex Warehouse Building For Lease

61 Peartree Rd
Auburn, AL 36830



Available:

1,200 sqft of conditioned office
3,500 sqft of warehouse/production space

Uses:

Flex Warehouse

Lease Rate:

\$ 12.80 / PSF

Room for outside storage

Location:

From Hwy 280 turn on Peartree Rd. The building site at the corner intersection of Peartree Rd and Ashworth lane (just off Hwy 46). The building is just 6.7 miles to downtown Auburn.

Summary:

Two Large offices, with a reception area, two bathrooms, large conditioned flex room allow for multiple configurations. Ample parking and laydown room. Drive in door roll up door with pass through to dock high roll up door.

SPACE FOR LEASE



COMPREHENSIVE
COMMERCIAL

2680 Corporate Park Dr.
Opelika, AL 36801
www.comcre.com

Craig Melton
Broker
(334)559-4914 Mobile
comprehensivcre@gmail.com

±4,700 SF Space for Lease



YEAR BUILT/RENOVATED:

1994/2023

LOT SIZE:

1.07 acres

Occupancy:

Single Tenant

DAILY TRAFFIC COUNT:

+/- 14,000 VPD

PROPERTY INFO:

Great access just off HWY 280

Convenient to Auburn/Opelika

Multiple larger conditioned rooms

2 bathrooms

Natural light in the warehouse

1 Dock high door

1 Drive in door

Located in the county which means no

1% or 1.5% Employment tax

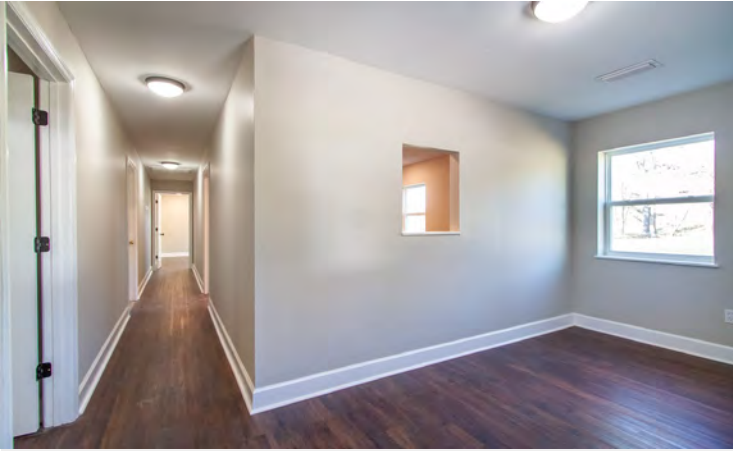


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Property Photos

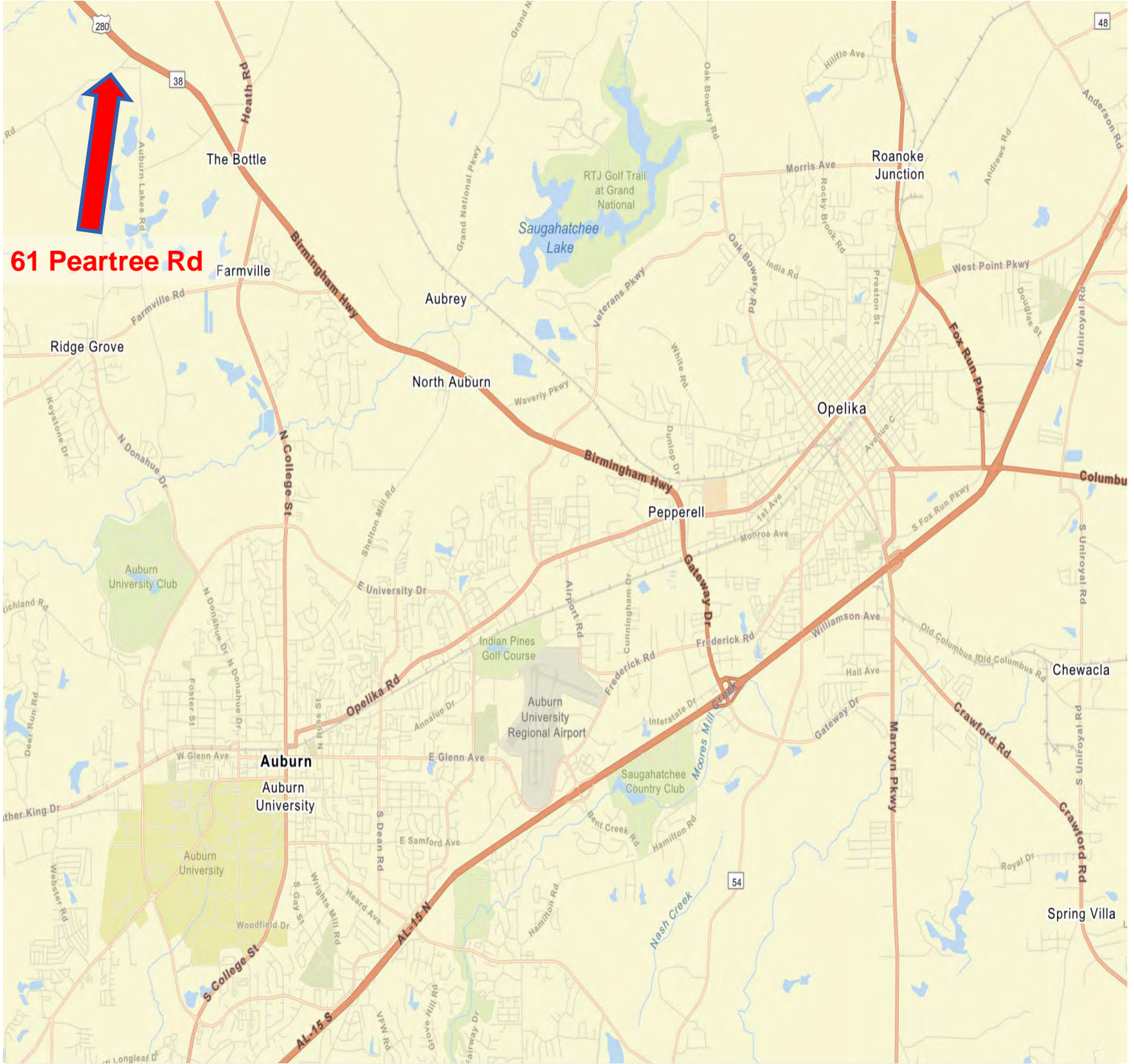


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Street Map



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