

# HWY 63 Industrial Warehouse

16,928 SQ FT +/- Building on 4.51 +/- Acres



## Available:

+/- 16,298 SQ FT

Use/Zoning: General  
Business/Commercial

Purchase price:  
\$999,000.00

## Location:

Just off Hwy-63 at Eclectic interchange of HWY 63 & HWY 170 at 1515 Kowaliga Rd Eclectic, AL 36024.

## Summary:

This spacious industrial/warehouse facility offers a prime location with convenient access to major transportation routes and surrounding areas. Featuring over 16,000 square feet of versatile space, it's ideal for distribution, storage, Retail or light manufacturing.



2680 Corporate Park Dr.  
Opelika, AL 36801  
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BUILDING FOR SALE

# WAREHOUSE FOR SALE



Warehouse/Industrial- 16,928 SF

Located on 4.51 ± Acres

2 Dock Highs and One Drive in bay, Roughly 3,000 SQ FT of Office Space and the remainder in warehouse.

Located 8± Miles From Lake Martin- Lake Martin is located in Tallapoosa, Elmore and Coosa counties in Alabama. It is a 39,000-acre reservoir with over 750 miles of wooded shoreline.

Located 13± Miles From Downtown Wetumpka- At the 2020 census, the population was 7,220. In the early 21st century Elmore County became one of the fastest-growing counties in the state.

Located 28± Miles From Montgomery, AL-The Montgomery Metropolitan Statistical Area's population in 2020 was 386,047± it is the fourth largest in the state and 142nd among United States metropolitan areas.



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