



9 Acre +/-  
Buildable Lot

**FOR LEASE** | **142,885 SF**  
**3145 ELMORE ROAD** | **WETUMPKA, AL**

**KURT JENSEN** | 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)

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*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS

↖ ↗ ROOM TO EXPAND ON  
↙ ↘ 100+ ACRES

🛡️ < 10 MILES TO I-65



EXCELLENT FOR  
MANUFACTURING &  
DISTRIBUTION



MOVE-IN  
CONDITION



CLOSE TO 12 COLLEGES  
& UNIVERSITIES



INCENTIVES  
AVAILABLE



# PROPERTY DETAILS

3145 ELMORE ROAD | WETUMPKA, AL

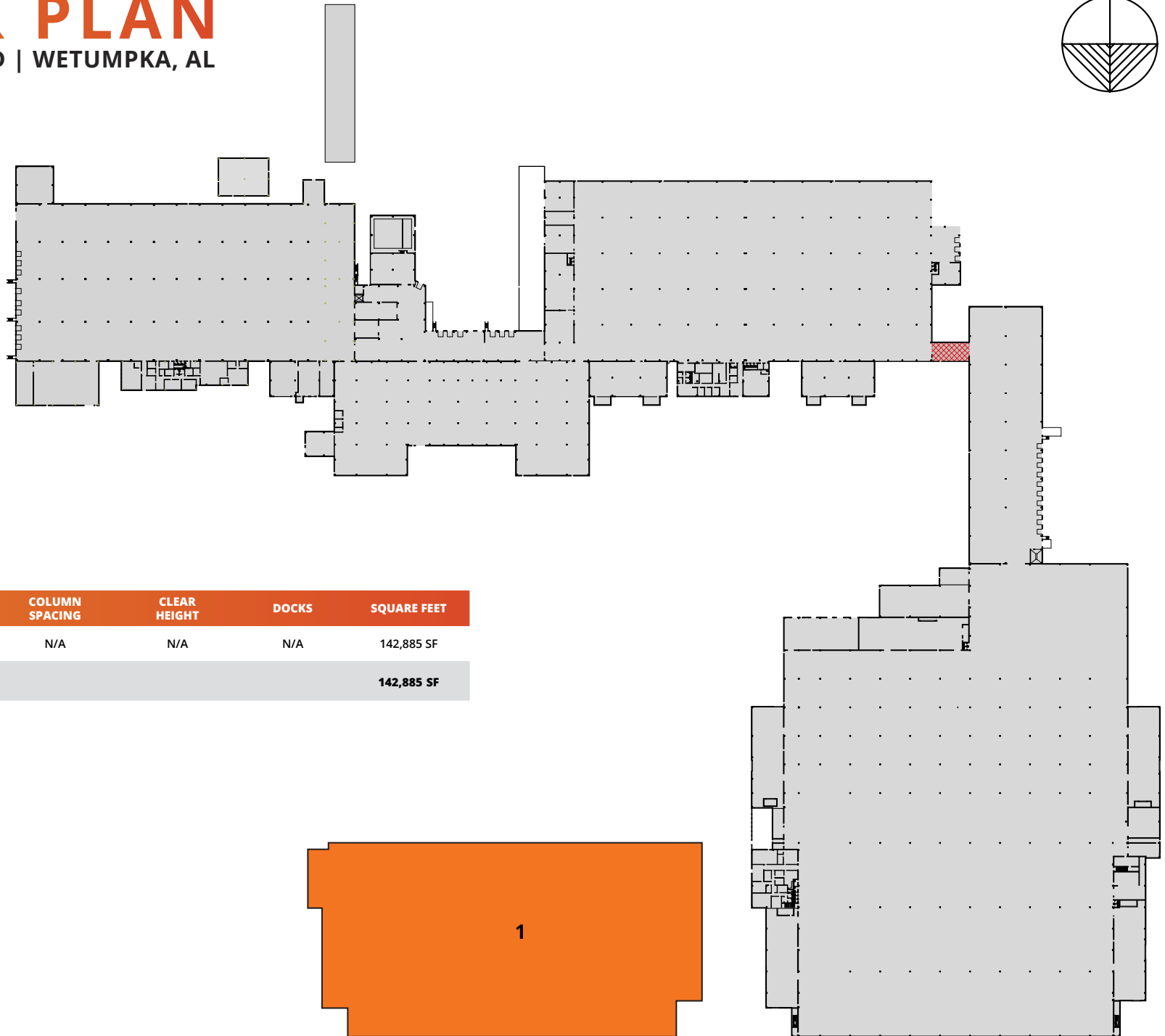
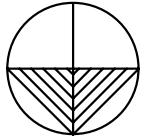
AVAILABLE SPACE	142,885 SF
FLOORS	1
DOCK DOORS	3
DRIVE-IN DOORS	2
CLEAR HEIGHT	21' - 41'
COLUMN WIDTH/DEPTH	Varies
ROOF	TPO
WALLS	Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1995 - 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	LED
PARKING	182 Spaces
TOTAL LAND AREA	100 Acres
ZONING	Excluded
PARCEL ID	1605220001002.000   1605150001070.000
OPEX ESTIMATE	\$0.40/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



# FLOOR PLAN

3145 ELMORE ROAD | WETUMPKA, AL

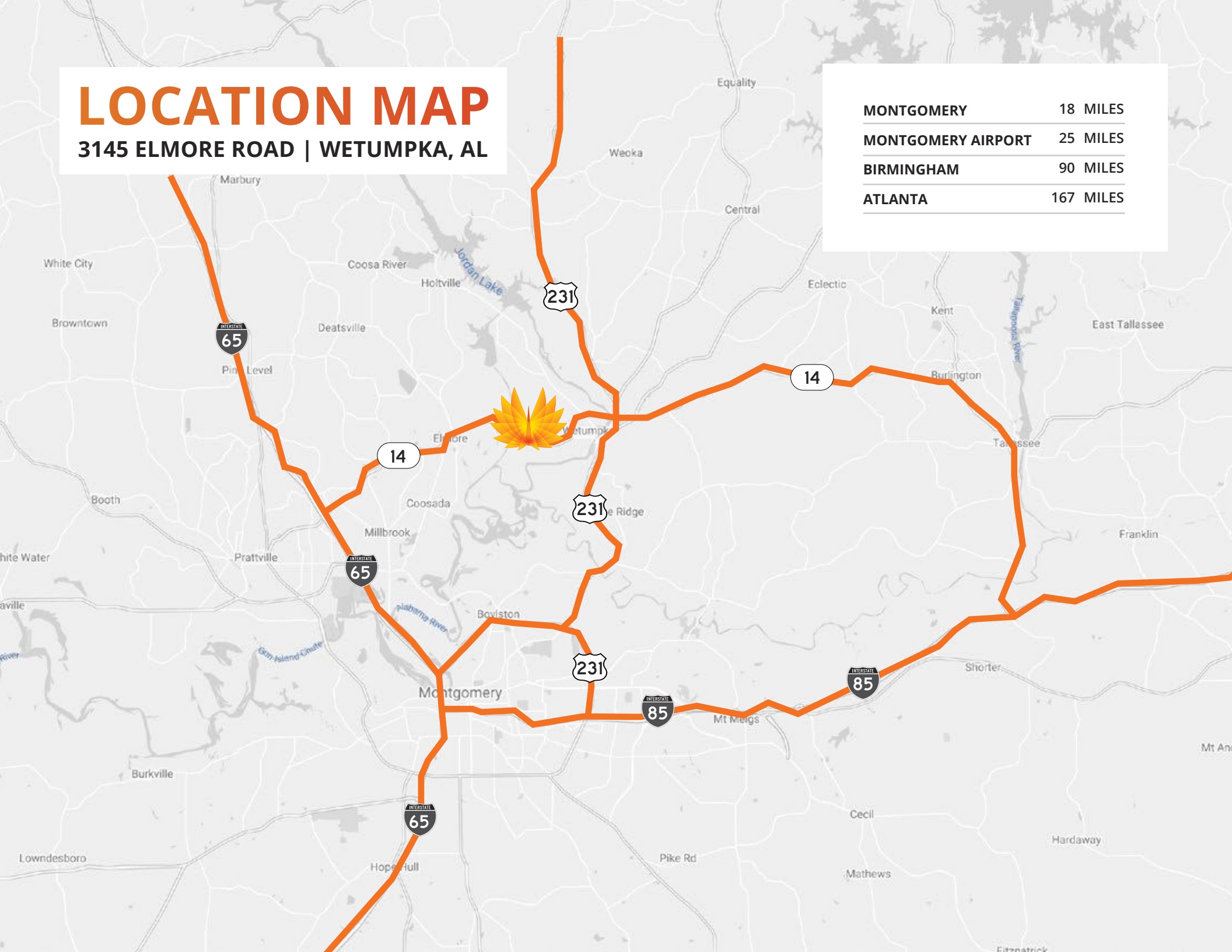


NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	BASEMENT	N/A	N/A	N/A	142,885 SF
<b>TOTAL</b>					<b>142,885 SF</b>

# LOCATION MAP

3145 ELMORE ROAD | WETUMPKA, AL

<b>MONTGOMERY</b>	18 MILES
<b>MONTGOMERY AIRPORT</b>	25 MILES
<b>BIRMINGHAM</b>	90 MILES
<b>ATLANTA</b>	167 MILES





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