1132 W VETERANS BLVD – AUBURN, AL

INDUSTRIAL MANUFACTORING BUILDING

Asking Price $2,600,000

ACRES:
+/- 4.55

SQUARE FEET:
+/- 22,400

ZONING:
Industrial

LOCATION:
Less than half a mile from I-85

ADDRESS: 1132 W Veterans Blvd. Auburn, AL 36830

Location:
Just off the I-85 Exit 50 at the corner of Cox Road and West Veterans Blvd. in Auburn Technology Park North.

Summary:
Exceptional industrial building in rapidly growing Auburn. Surrounded by three of Auburn's growing business parks.

COMPREHENSIVE
COMMERCIAL

Office Address
2680 Corporate Park Dr.
Opelika, AL, 36831
www.comcre.com

Craig Melton
Broker
334-559-4914 Mobile
comprehensivecre@gmail.com

OVERVIEW

Incredible opportunity to acquire irreplaceable industrial real estate in rapidly growing Auburn. From 2010 to 2020, Auburn grew by 43%. Currently, six people per day are moving to Auburn. This well-maintained building is located just off the strategically important I-85 corridor. Conveniently located near both Kia and Hyundai manufacturing facilities. Close proximity to Auburn University, diverse manufacturing base, and robust employment base

PROPERTY HIGHLIGHTS

Great visibility
Daily Traffic Counts +/- 10,000 VPD Along Cox Rd
Adjacent to a signalized Intersection

PROPERTY SUMMARY

Asking Price: $2,600,000
Year Built: 2005
Lot Size: +/- 4.55 Acres
Total SF: +/- 22,400 SF
Two dock high loading docks
One drive-in door
11-Ton Deshazo Crane
Nine offices or meeting rooms
Multiple bathrrooms
Conditioned throughout the building

LOCATION HIGHLIGHTS

Located along I-85 Corridor
Plenty of shopping and dining
Several daycares nearby

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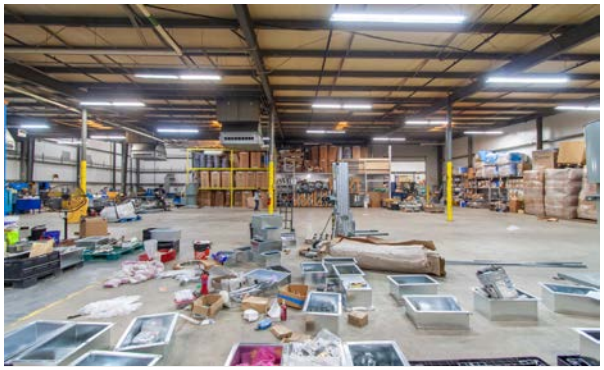
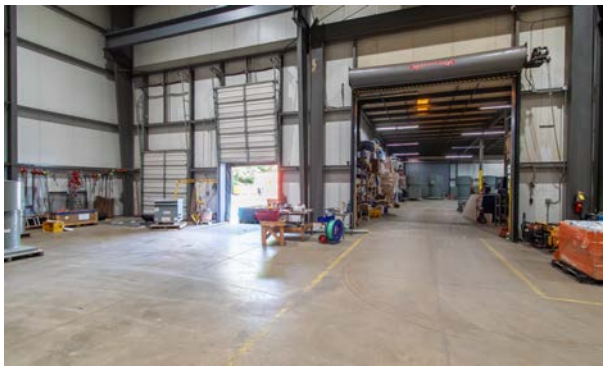
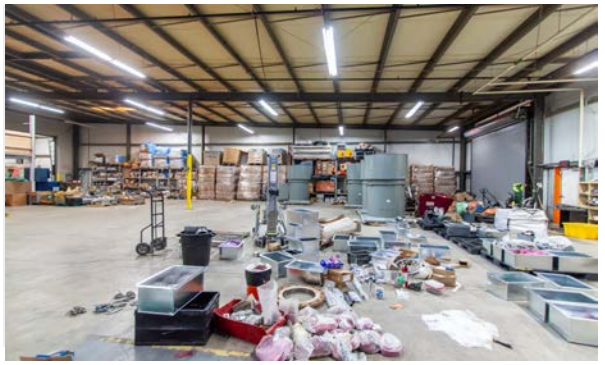
PROPERTY PHOTOS



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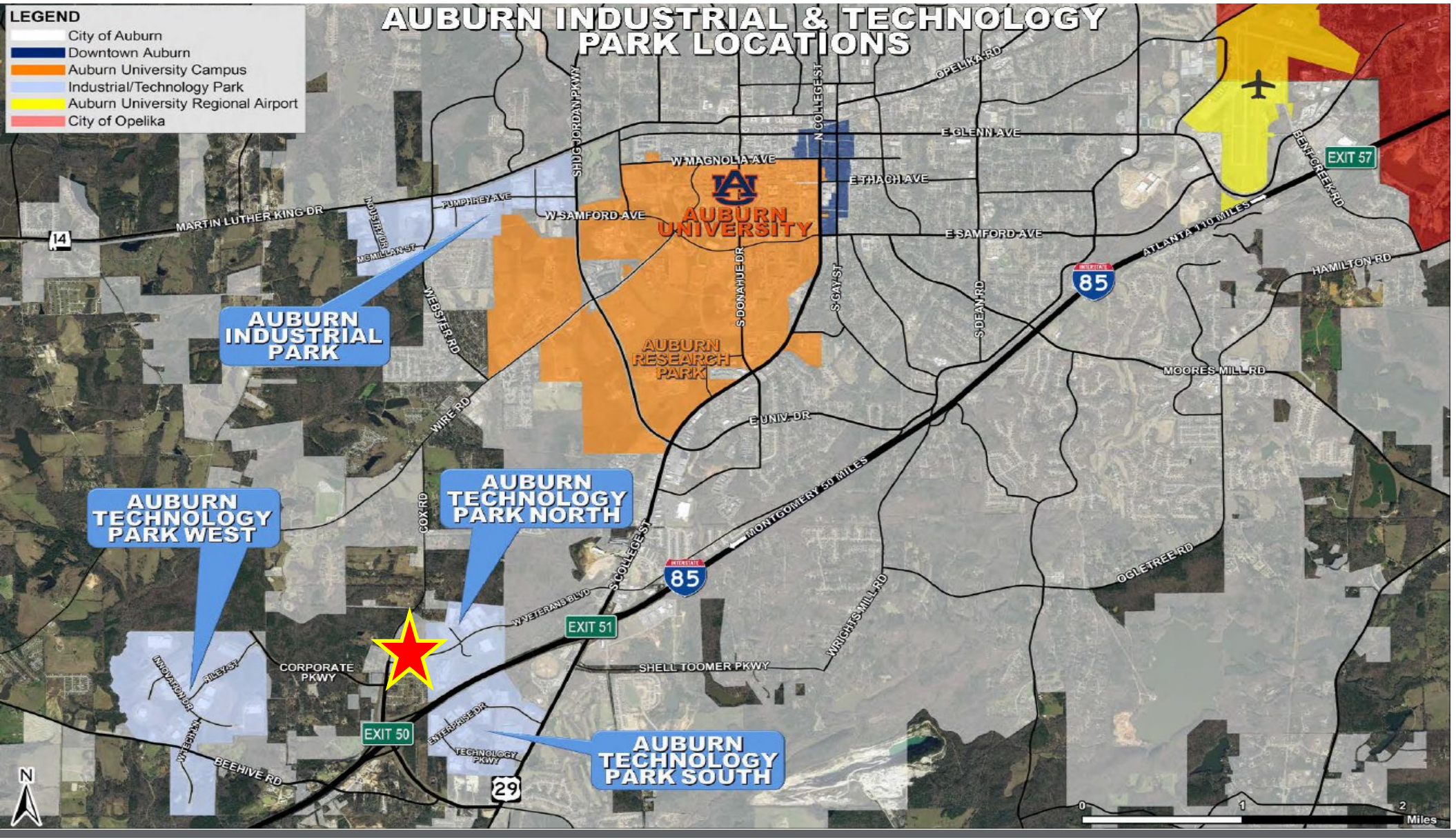
LOCATION MAP



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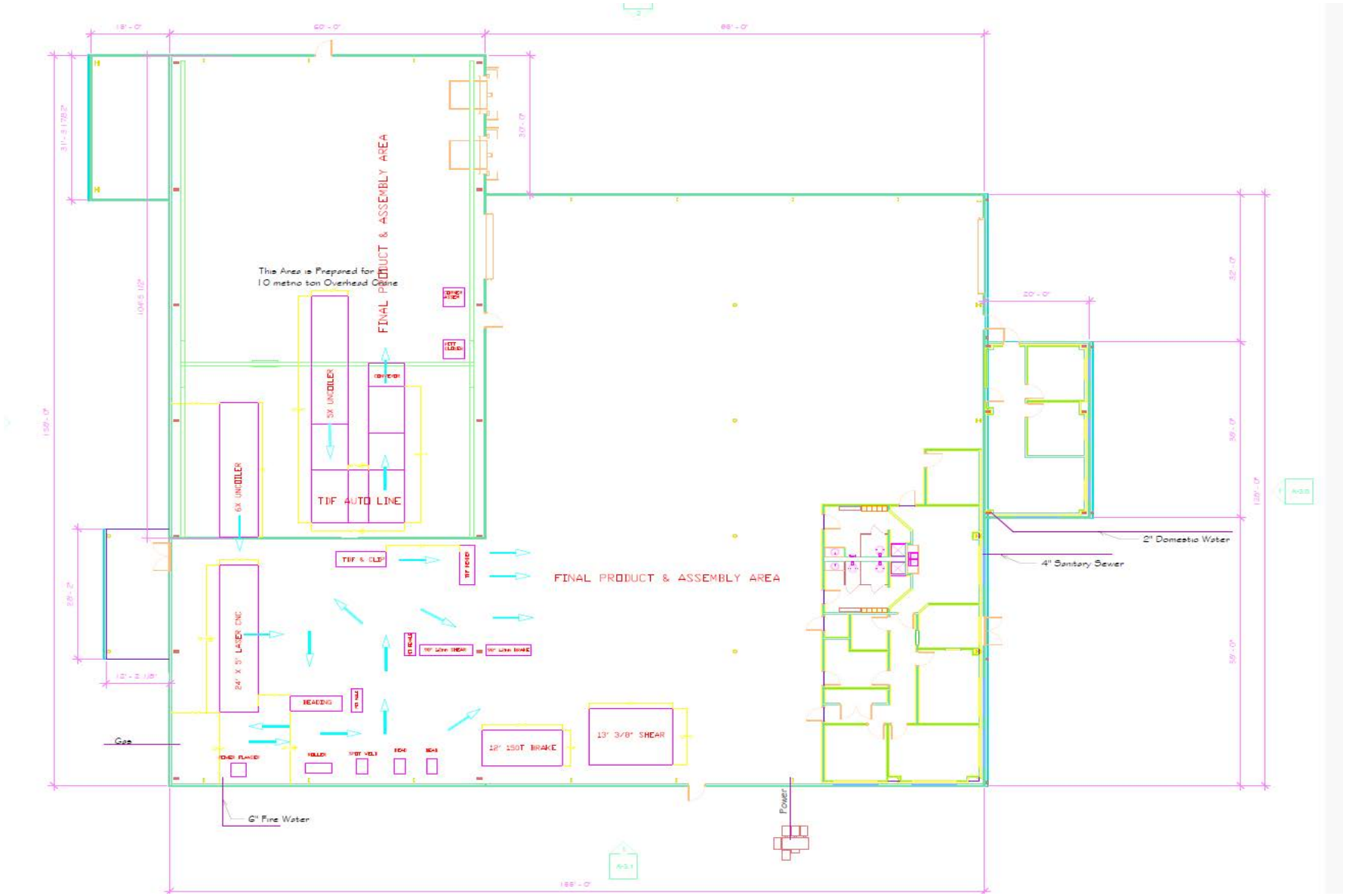
BUILDING PLAN



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AERIAL

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