



# HODGES

Commercial Real Estate, Warehouse + Logistics

## THE RIGHT PLACE. THE RIGHT SPACE.



1040 Friction Drive Right off Highway 4  
Prattville, AL 36067

- Building A: 95,000 SF
- Building B: 27,500 SF
- Total SF: 122,500 SF
- Lot Size: 38 Acres
- Multiple Dock High Positions
- Ceiling Heights 25' to 45'

### RAR Prattville Warehouse

This property consists of two buildings each containing office, warehouse, and docking space on 38 acres of land. Building A has 5 covered dock high positions, 25' ceiling height at the eaves and a fenced truck court. Building has reinforced concrete floors and bays are 25' by 60'. Building B 27,500, two covered dock high positions, and one 16' drive-in door. 5,000 SF of Building B has 45' tall ceilings heights and the balance is 25' at eaves. This property is 12 miles North of Montgomery, AL and adjacent to the southern city limits of Prattville, AL. 8 miles to I-65, 14 miles to Hyundai Plant, 10 miles to Mobis Alabama Car Parts.

### KEEPING BUSINESS MOVING!

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.