



HODGES

Commercial Real Estate, Warehouse + Logistics

THE RIGHT PLACE. THE RIGHT SPACE.



1440 Furnace St.
Montgomery, AL 36108

Opportunity Zone Property with Proposed Build-to-suit

- Qualified Opportunity Zone
- Lot Size: 13+/- Acres
- 120,000 SF proposed build-to-suit
- Off Sixth Street Exit
- Near I-65/I-85 Junction
- On CSX rail line

Dixie Warehouse

This industrial site is centrally located within two miles of I-65, I-85, U.S. 231 North, and just off the Northern Boulevard Sixth Street Exit. The property is on the CSX Rail line and a spur could be added to service the site. (Estimated cost to add 750 feet of track to service 5 rail cars is \$195,000.00). All utilities available. 120,000 S.F. proposed build-to-suit on this 13+ / - acre site. Located in a qualified opportunity zone.

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.