

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!