



JIM WILSON
& ASSOCIATES

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FOR LEASE

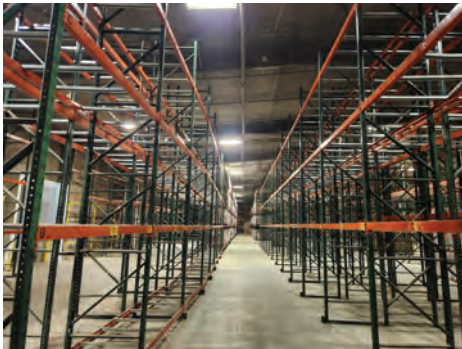
1301 N Three Notch St Troy, AL 36081

59,250 SF

Cold/Dry Storage
Office and Warehouse



PROPERTY DESCRIPTION



Location	1301 N Three Notch St, Troy, AL 36081
Rentable Square Feet	500 - 59,250 SF
Refrigerated Dock	5,475 SF
Office Square Feet	3,637 SF
Mechanical Room	5,130 SF
Year Built	1996
Loading	Five (5) Dock High Doors with One (1) Ramp
Car Parks	+/- 20
Warehouse Clear Height	23' - 28'
Sprinklered	Yes - 100%
Pallet Positions Available	+/- 3,000
Cold Storage Capabilities	-10 degrees to 55 degrees. Blast Freezer is also available.
Additional Building Comments	Tenant has the right to use existing racking. All building

LOCATION & ACCESSIBILITY

Montgomery, AL 50.1 Miles

Dothan, AL 58.8 Miles

Auburn, AL 74.1 Miles

Columbus, GA 87.6 Miles

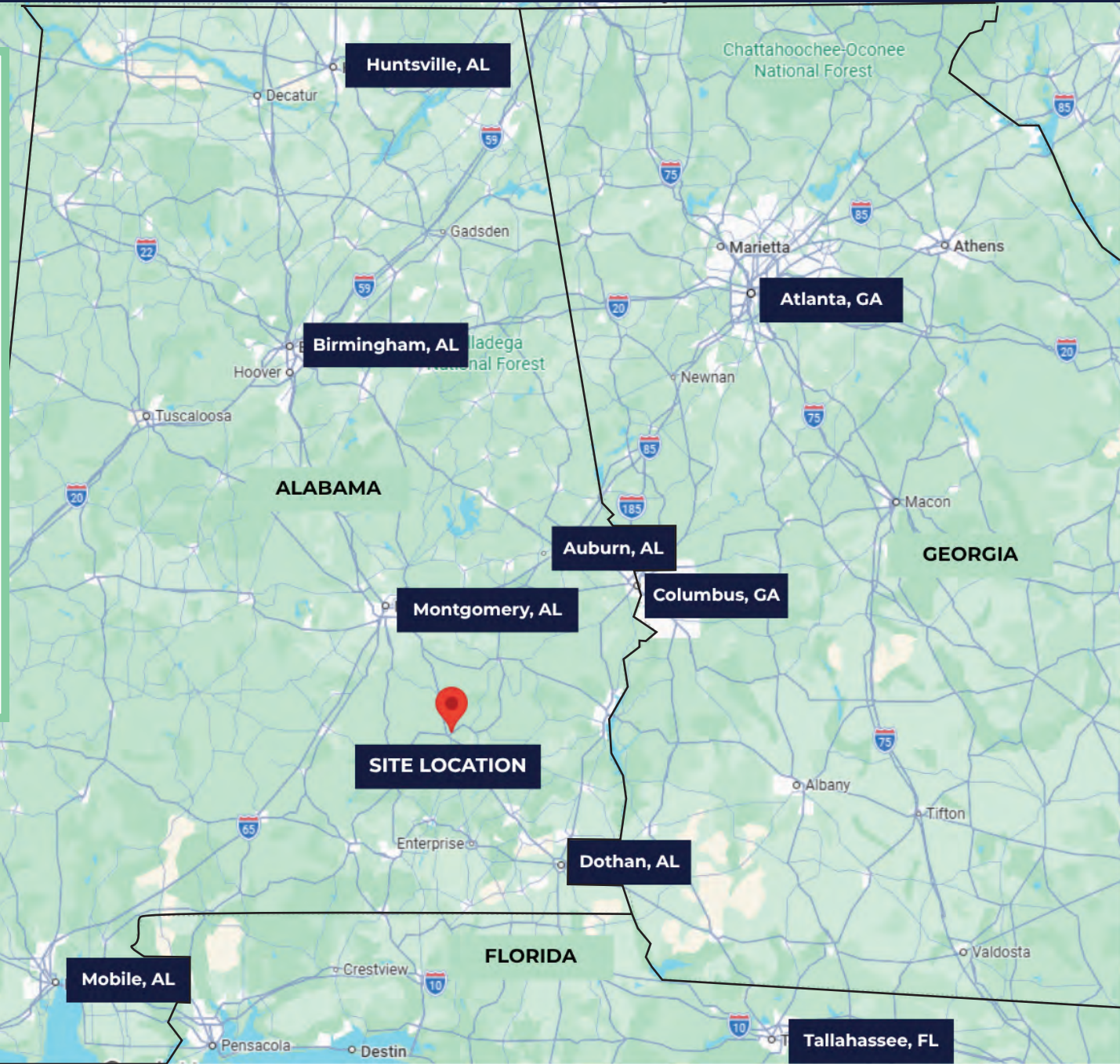
Birmingham, AL 140 Miles

Tallahassee, FL 162 Miles

Mobile, AL 168 Miles

Atlanta, GA 192 Miles

Huntsville, AL 239 Miles





CONTACT:

William Wilson
334.202.6900
wb.wilson@jwacompanies.com

Woody Rush
334.224.7966
w.rush@jwacompanies.com

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