

FREEZER WAREHOUSE ~ FULLY-RACKED FOR LEASE

**+/- 27,212 Square Feet
Montgomery, Alabama**



**FOOD PROPERTIES
GROUP**



4550 NEWCOMB AVENUE, MONTGOMERY, ALABAMA

- Total Area Available: +/- 27,212 Square Feet (SF)
- Freezer: +/- 23,627 SF
- Refrigerated Dock: +/- 3,585 SF
- 23' Ceiling
- Fully-Racked ~ +/- 2,142 Positions
- 3 Dock Doors
- Additional Freezer Potentially Available
- Near I-65 & SR-80

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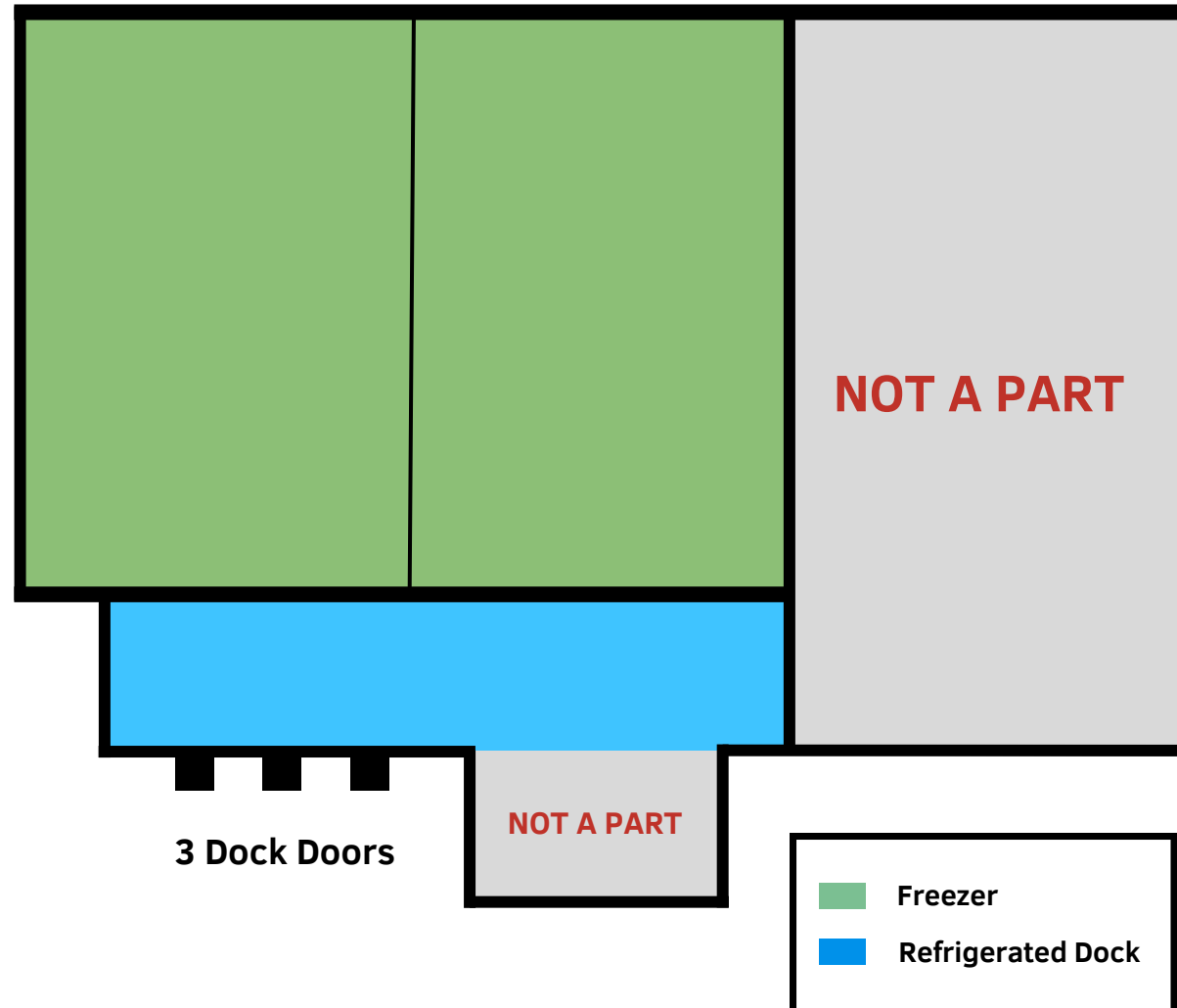
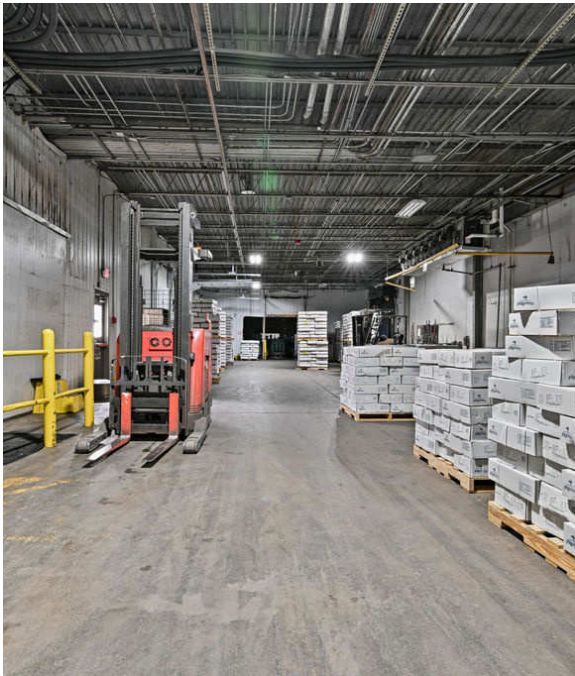
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SQUARE FOOTAGE ITEMIZATION

- Freezer Room #1: +/-11,779 SF
 - +/- 1,168 racked pallets
- Freezer Room #2: +/- 11,848 SF
 - +/- 974 racked pallets
- Refrigerated Dock: +/- 3,585 SF
 - +/- 35' deep



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BUILDING

- 3 dock doors
- 23' ceiling
- LED lighting
- Refrigeration convertible between frozen and refrigerated temperatures. -20° capable
- Central ammonia refrigeration system to be maintained by landlord, with tenant to reimburse its pro-rata share
- Landlord to perform base building maintenance, with tenant to reimburse its pro-rata share
- Fully-fenced perimeter

OTHER

- Additional freezer space potentially available

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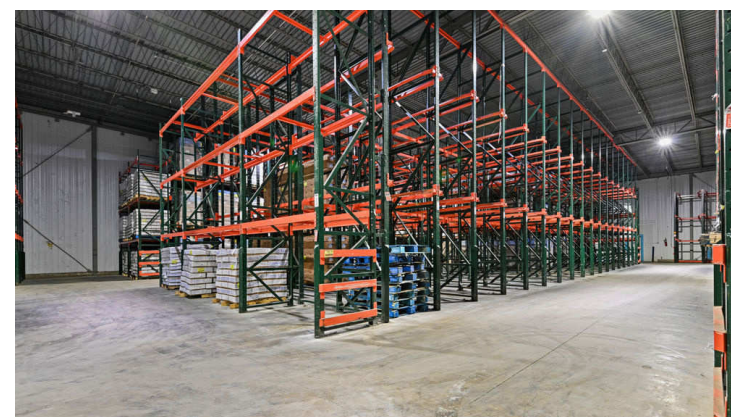
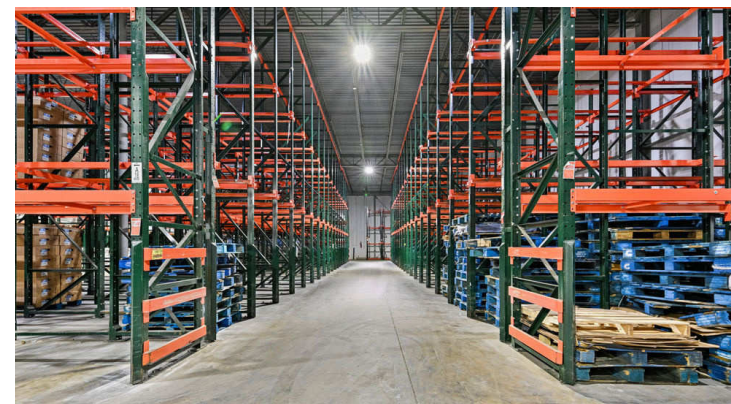
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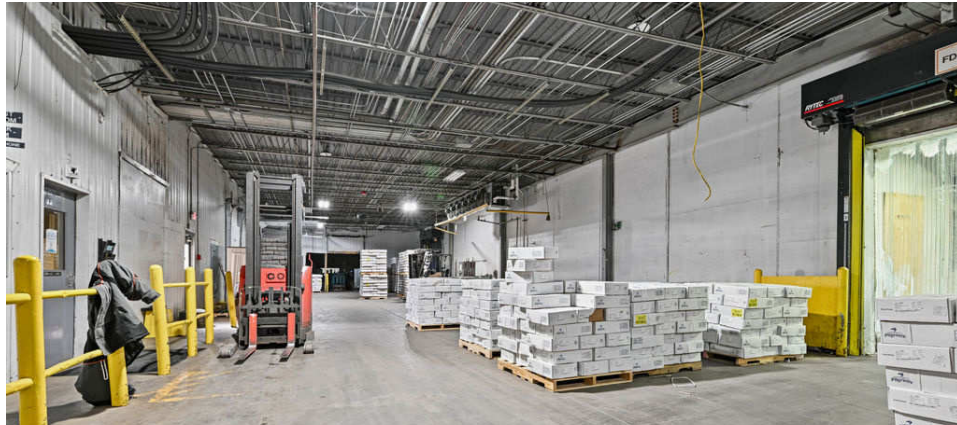
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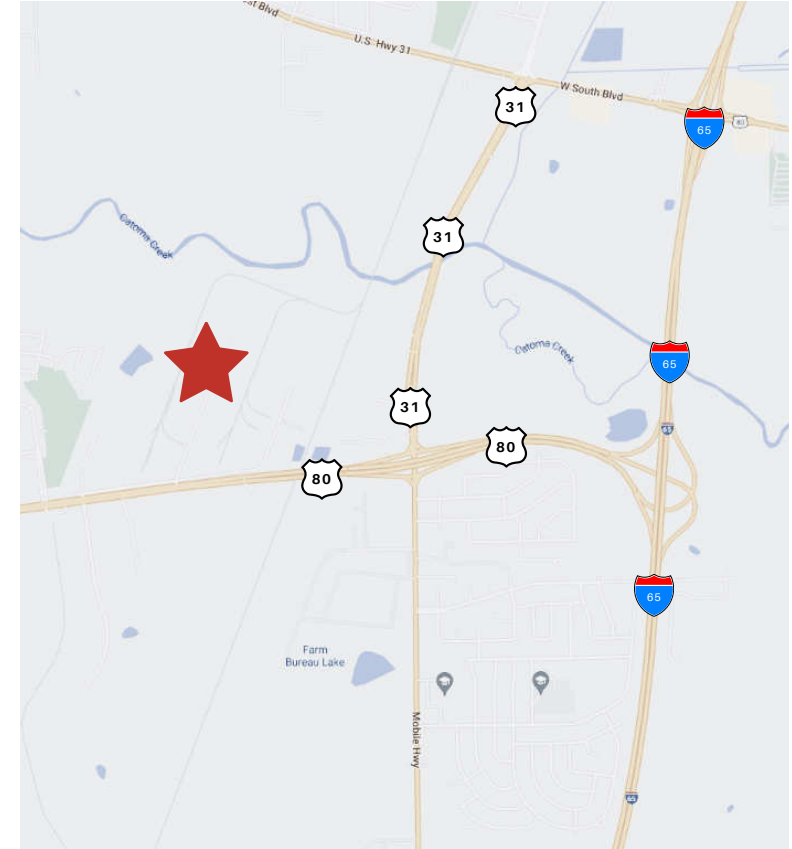
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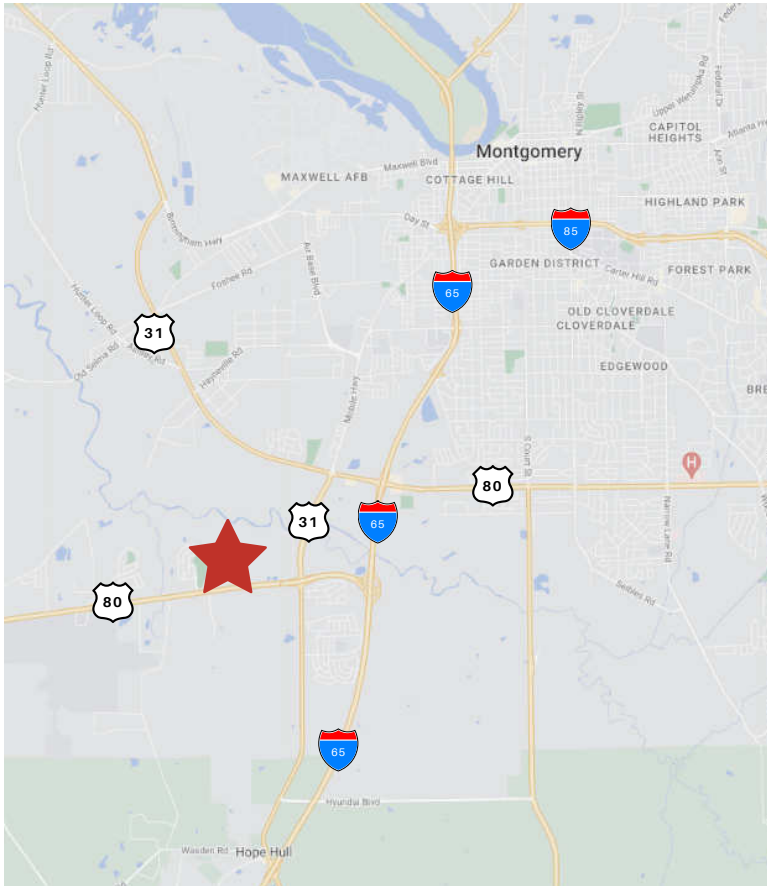
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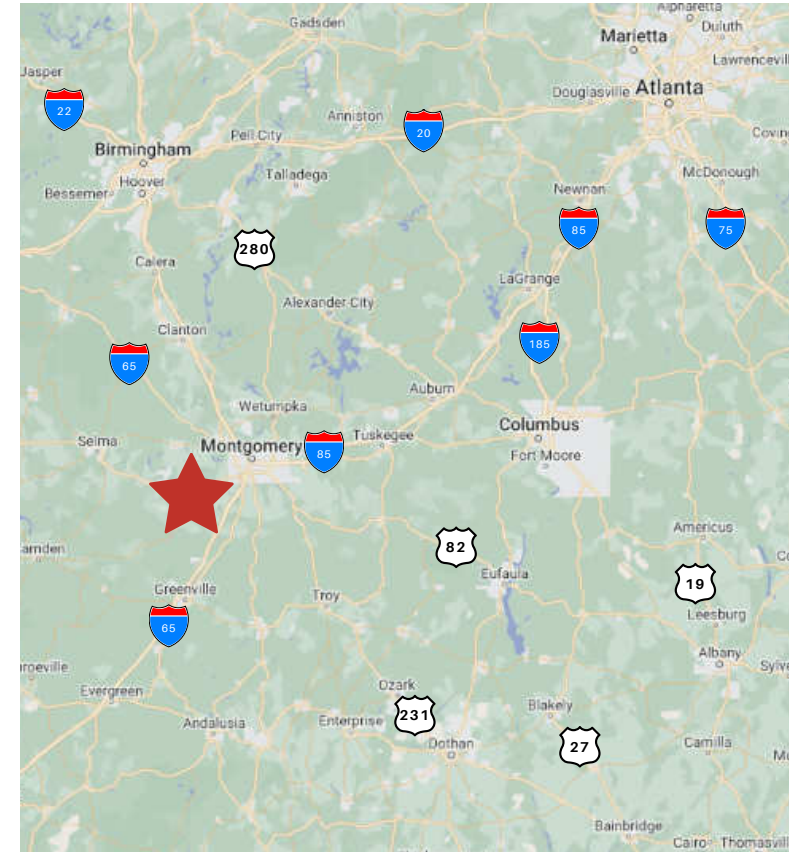
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