



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**3255 Malcolm Drive
Montgomery, AL 36116**

FOR LEASE

- **Lease Price:** \$14.00/S.F.
- **Available S.F.:** ± 4,038 S.F.
- **Building S.F.:** ± 9,624 S.F.
- **Land Size:** ± 42,762 S.F.
- **Zoning:** B-3
- **C.A.M. Fees:** \$2.95/S.F.
- **Parking:** 58 Spaces
- **Visibility:** Excellent
- **Listing Type:** Exclusive

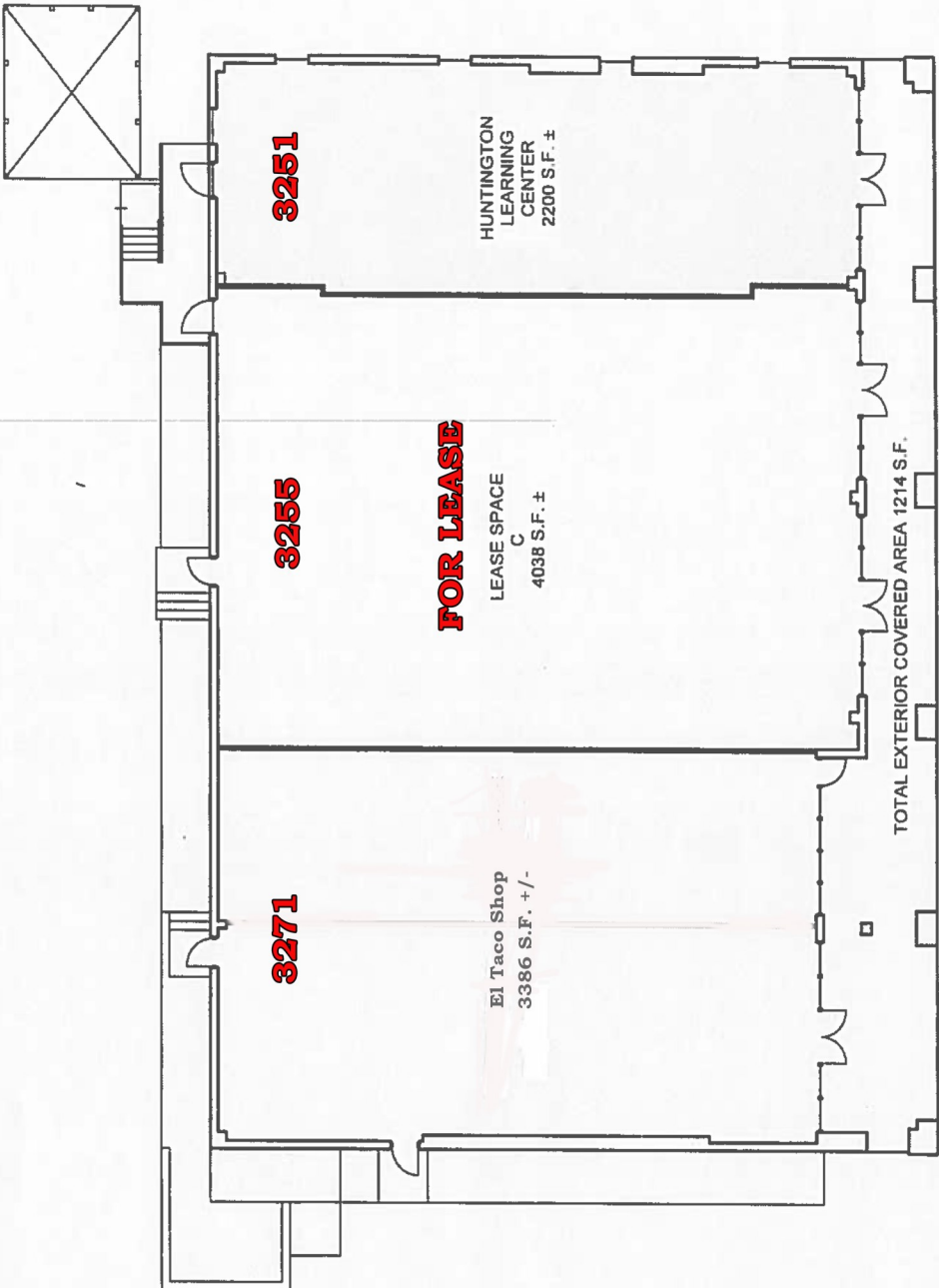
Excellent office or retail location fronting Taylor Road, adjacent to Cornerstone Shopping Center. Immediate occupancy! Existing tenants include Huntington Learning Center and El Taco Shop. Call John Stanley, CCIM, for more details at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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3251

HUNTINGTON
LEARNING
CENTER
2200 S.F. ±

3255

FOR LEASE

LEASE SPACE
C
4038 S.F. ±

3271

El Taco Shop
3386 S.F. +/-

TOTAL EXTERIOR COVERED AREA 1214 S.F.



3251 - 3271 MALCOLM DRIVE
MONTGOMERY, AL