

# FOR SALE

**RealtySouth™**

2501 Twentieth Place South  
Suite 400  
Birmingham, Alabama 35223

**INVESTMENT OPPORTUNITY**  
**63 Industrial Parkway • Anniston, Alabama 36201**



## FEATURES

### Buildings:

- (2) 7,200 sf buildings divided into
- (4) 1,800 sf suites
- Each suite is separately metered for utilities
- Each unit has fenced-in yard with a drive-in door
- Metal buildings with metal roofs and brick facade
- Constructed 2008

### Land

- 2.54 +/- acres or 110,642 +/- sf
- Zoned- light manufacturing
- Additional land FOR SALE, contact agent

### Overview:

This property is occupied by Tenants who have government contracts with the U.S. Government, mainly to service the needs of the Anniston Army Depot. The contracts are awarded on an annual basis, thus the leases are annual leases. The building was constructed to accommodate such tenants, and some have occupied space since construction.

**SALES PRICE- \$700,000**

**NOTE: The property has an Anniston address, but is located in the city of Oxford.**



## Commercial Sales and Leasing

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