



FOR SALE OR LEASE

±14,000 - 49,500 SF

Single Tenant Office/Warehouse

1207 Butler Street, Oxford, AL 36203

**Versatile Property Featuring
Heavy Power & Yard Space**

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Building Specifications

Combined Buildings Overview

Address	1207 Butler Street, Oxford, AL 36203
Available SF	±49,500 SF
Site Area	±2.41 Acres
Office SF	±2,072 SF
Zoning	"M-2" General Manufacturing, City of Oxford, AL

Building 1

Available SF	• ±35,000 SF • Attached Sheds - ±1,196 SF
Ceiling Height	• 12'-16' ceiling heights
Loading Doors	• 14'x10' grade-level drive-in door • 12'x12' grade-level drive-in door • Dock platform with 3 dock-high doors (specs below) • Two (2) -14'x14' dock-high doors • 12'x12' dock-high door
Power	• 1200-amp 480v & 240v power
Additional Highlights	• Exhaust fans and heaters • Warehouse restrooms and miscellaneous offices



Building Specifications

Building 2

Available SF	• ±14,000 SF • ±2,072 SF of quality office space with break room, restrooms, & private offices
Ceiling Height	• 13'-19' ceiling heights • Clear span (no columns)
Loading Doors	• 22' x 14' grade-level drive-in door (22' wide) • 16' x 14' grade-level drive-in door (16' wide)
Power	• 400-amp 480v power
Additional Highlights	• Exhaust fans • Warehouse break room & restrooms • Can be leased separately from Building 1

Other Specifications

Additional Highlights	• Two (2) small yard areas within the site premises • Infill location central to Anniston and Oxford • Multi-tenant potential • Ample parking
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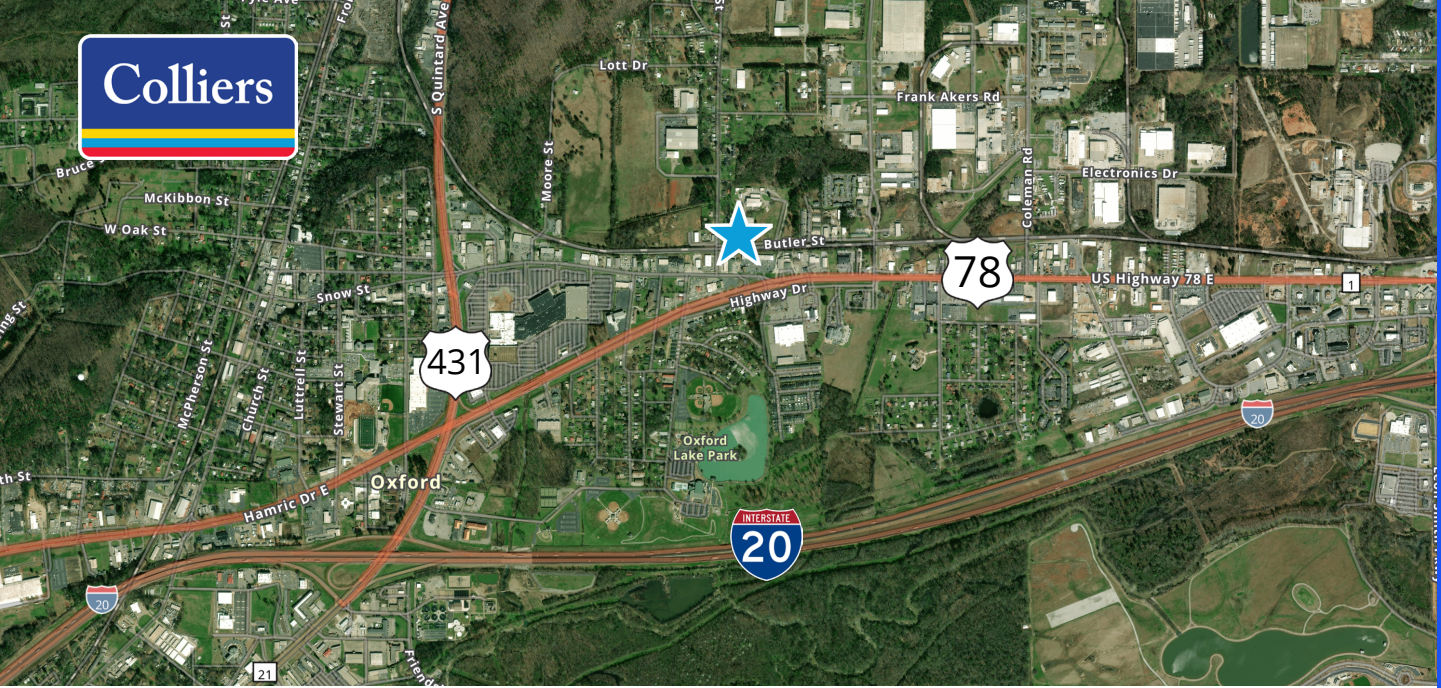
LEASE RATE:

Contact Brokers

SALE PRICE:

\$2,000,000





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PROXIMITY BY CAR



I-20/59
3 Minutes

Army Depot
13 Minutes

Honda Plant
24 Minutes

Gadsden
36 Minutes

Birmingham
62 Minutes

Atlanta
86 Minutes

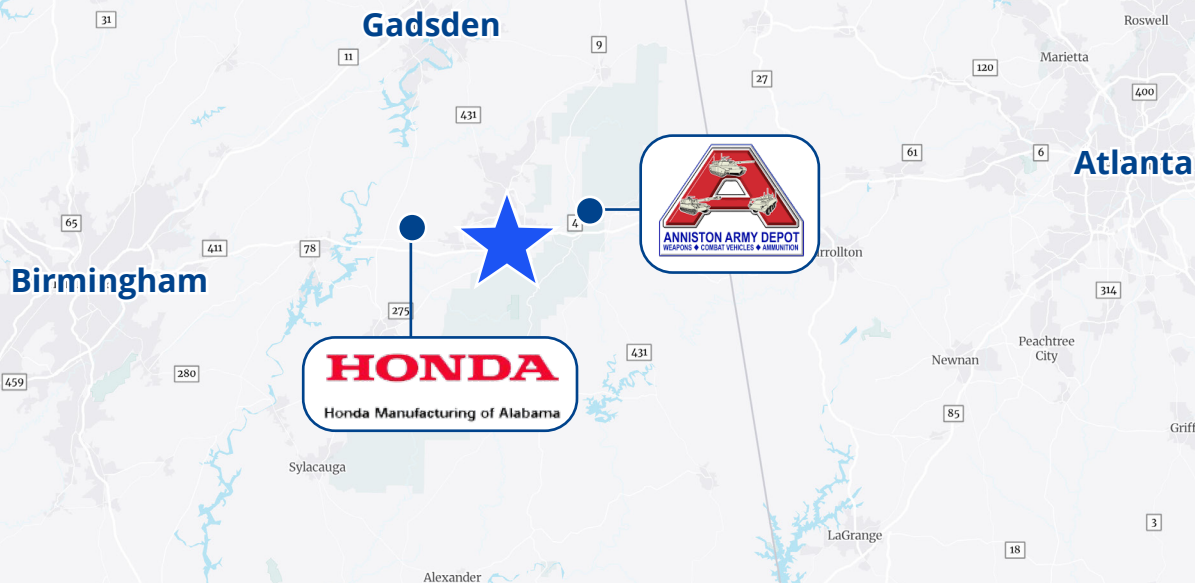
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