

INDUSTRIAL PROPERTY FOR SALE & LEASE  
**3220 MONEY RD**  
3220 MONEY RD, MONTGOMERY, AL 36108



### PROPERTY DESCRIPTION

Offered for sale at \$499,000 or lease at \$6.50 SF/yr (NNN), 3220 Money Rd is an 8,094 SF two-building industrial property near Hwy 31, Maxwell Air Force Base, and the interstates. The site includes office and warehouse space with multiple drive-in/roll-up doors, recent lighting and paint upgrades, and functional yard circulation with concrete and gravel surfaces.

### LOCATION DESCRIPTION

Located just off Highway 31 in Montgomery, 3220 Money Rd provides quick access to Maxwell Air Force Base and the region's primary interstate routes. The surrounding area supports industrial and service users, with convenient connectivity for local deliveries and regional travel.

### PROPERTY HIGHLIGHTS

- 8,094 SF across two buildings
- Office + warehouse configuration
- Multiple drive-in / roll-up doors
- Recent upgrades: LED lighting, paint, exterior lighting

### OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$6.50 SF/yr (NNN)
Number of Units:	1
Available SF:	8,094 SF
Lot Size:	24,744 SF
Building Size:	8,094 SF

**RICHARD HENRY**

205.236.5396

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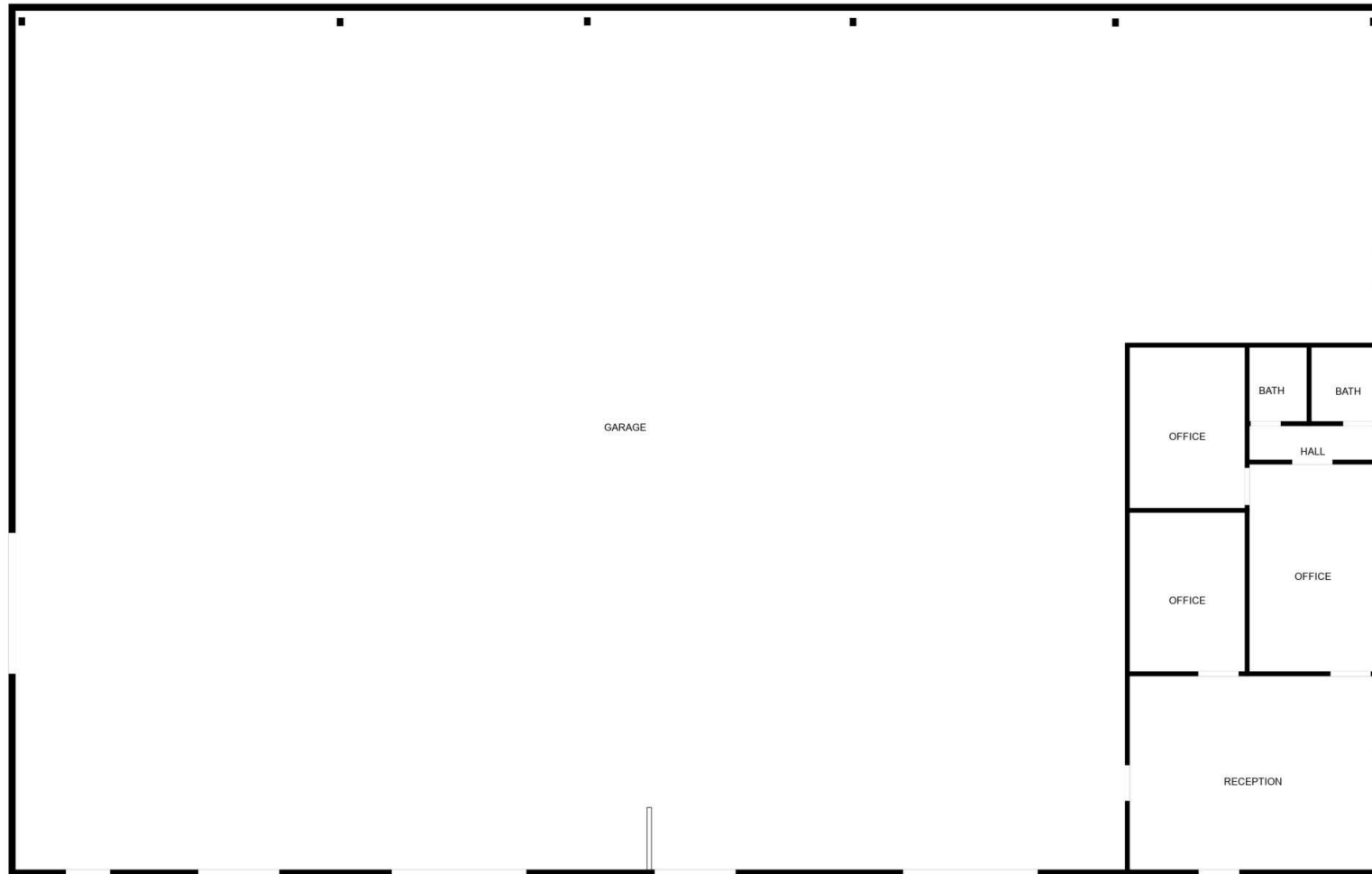
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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