

# McClellan

## Explore the Opportunities



### **For Sale WAREHOUSE**

**29 Lennox Avenue  
Anniston, AL 36205**

- **Building number: 256**
- **Size: 25703 square feet**
- **Ceiling height: 20ft eaves**
- **Parking for 20 vehicles**
- **Site size: 1.6 acres**

•**Sales Price: \$249,700**

For additional information please contact

### **Robin Scott**

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### **FEATURES**

- **Located in Warehouse District, 60 miles to Birmingham/ 90 miles to Atlanta**
- **Easy access to Hwy 21. Access to I-20 via soon to be completed Industrial Access Road**
- **Former Army warehouse, built in 1970.**
- **Bldg on National Historic Register. Tax incentives for qualified buyers**
- **739sf of office space; warehouse area fitted with sprinkler system**
- **Truck-level docks and drive-through doors**
- **Additional acreage available**

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