

# McClellan

## Explore the Opportunities



### **For Sale OFFICE BUILDING**

**391 Care Avenue  
Anniston, AL 36205**

- **Building number: 295**
- **Size: 11,263 square feet**
- **Ceiling height: 10ft suspended tile**
- **Parking lot available for addition**
- **Site size: 1.0 acre**

• **Sales Price: \$484,800**

For additional information please contact

**Robin Scott**

McClellan Development Authority  
256.236.2011 Main  
256.473.5779 Cell  
[rscott@exploremcClellan.com](mailto:rscott@exploremcClellan.com)

### **FEATURES**

- **Located in McClellan Industrial Park, 60 miles to Birmingham/ 90 miles to Atlanta**
- **Easy access to Hwy 21 or I-20 via soon to be completed Industrial Access Road**
- **Two story bldg, built in 1963. Configured for 30-35 small office spaces. Largest space 13'x26'**
- **Reception area, conference room, classroom in addition to offices (12'x13')**
- **Separate metering for utilities**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by MDA Board.