



# BF GOODRICH WAREHOUSE & MANUFACTURING FACILITY

1800 Crawford Road  
Opelika, Alabama

**INDUSTRIAL FOR SALE**

**+/- 1.6 MILLION SQUARE FOOT INDUSTRIAL FACILITY**



## BUILDING FEATURES

- +/- 1,559,770 sf of office, manufacturing & warehouse space on 369 acres
- Continuous operation since 1963 through 2009
- Well maintained facility in good condition and working order
- Located in Opelika, AL with good interstate and rail access
- Dual access to the property via AL Highway 169 and South Uniroyal Road
- Zoned M-1; Industrial District in City of Opelika
- Multiple out buildings for various uses
- +/- 26,340 sf of office space
- Facility has heavy power
- Sprinkler & fire safety system throughout
- Rail available with three (3) separate track lines servicing the building or site
- Clearance heights range from 21' to 25'
- +/- 425,000 sf of paved parking
- Separate fitness facility on the property
- Nine (9) receiving docks with locks & levelers , twenty-three (23) shipping docks with levelers

**SALES PRICE**

**\$5,900,000**

## FOR MORE INFORMATION, PLEASE CONTACT:

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### Deborah McGill

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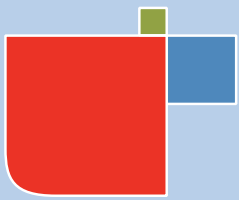
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## EGS COMMERCIAL REAL ESTATE, INC.

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## ADDITIONAL FEATURES

- Drive-in access to warehouse
- Designated trailer parking area
- +/- 100 miles to Atlanta, GA
- +/- 60 miles to Montgomery, AL
- Ideally positioned to reach the Southeast Automotive Industry including: Hyundai, Kia, Mercedes, Honda, BMW, Nissan and Toyota
- Approximately 3 miles to I-85 & 3.5 miles to US Highway 280/431



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