



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



2410 Cobbs Ford Road
Millbrook, AL 36054

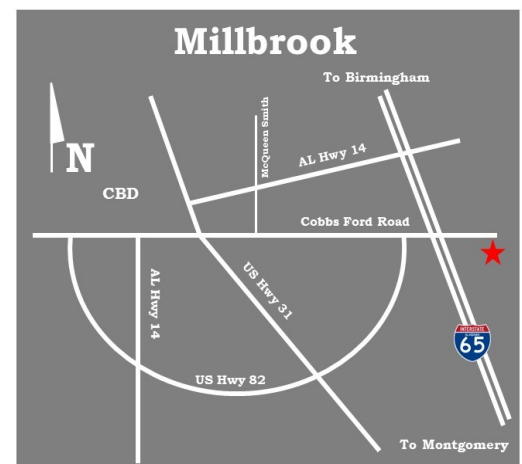
FOR SALE

- **Sale Price:** \$265,000.00
- **Building Size:** ± 1,652 S.F.
- **Land Size:** ± 15,000 S.F.
- **Zoning:** C-2 (General Commercial)
- **Best Use:** Office
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

Beautiful office building built in 2016 fronting Cobbs Ford Road, in Millbrook, Alabama. Very efficient floor plan. Covered parking in rear. Plenty of room for expansion. Located two (2) blocks from I-65. Great access and visibility. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.

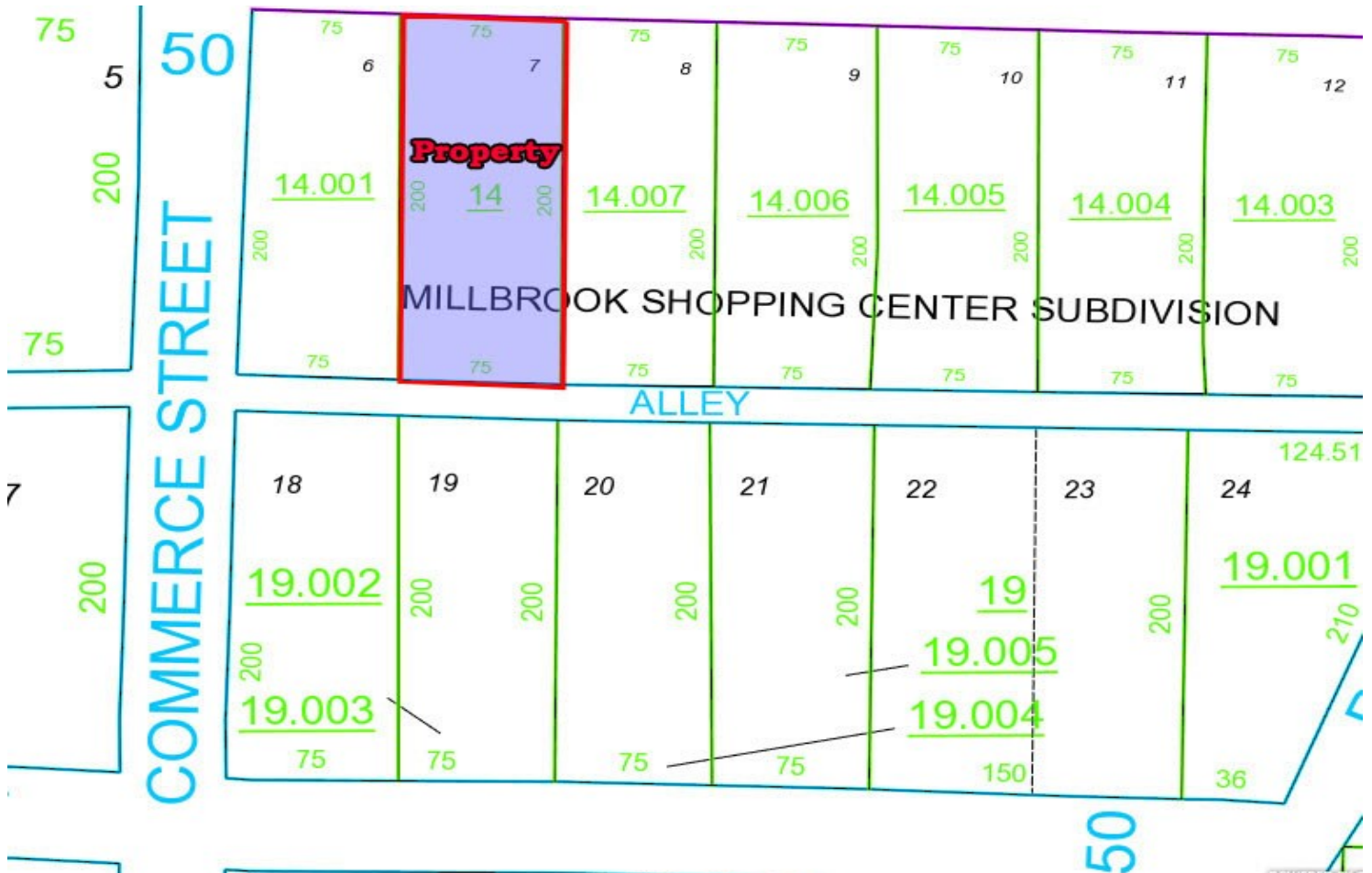


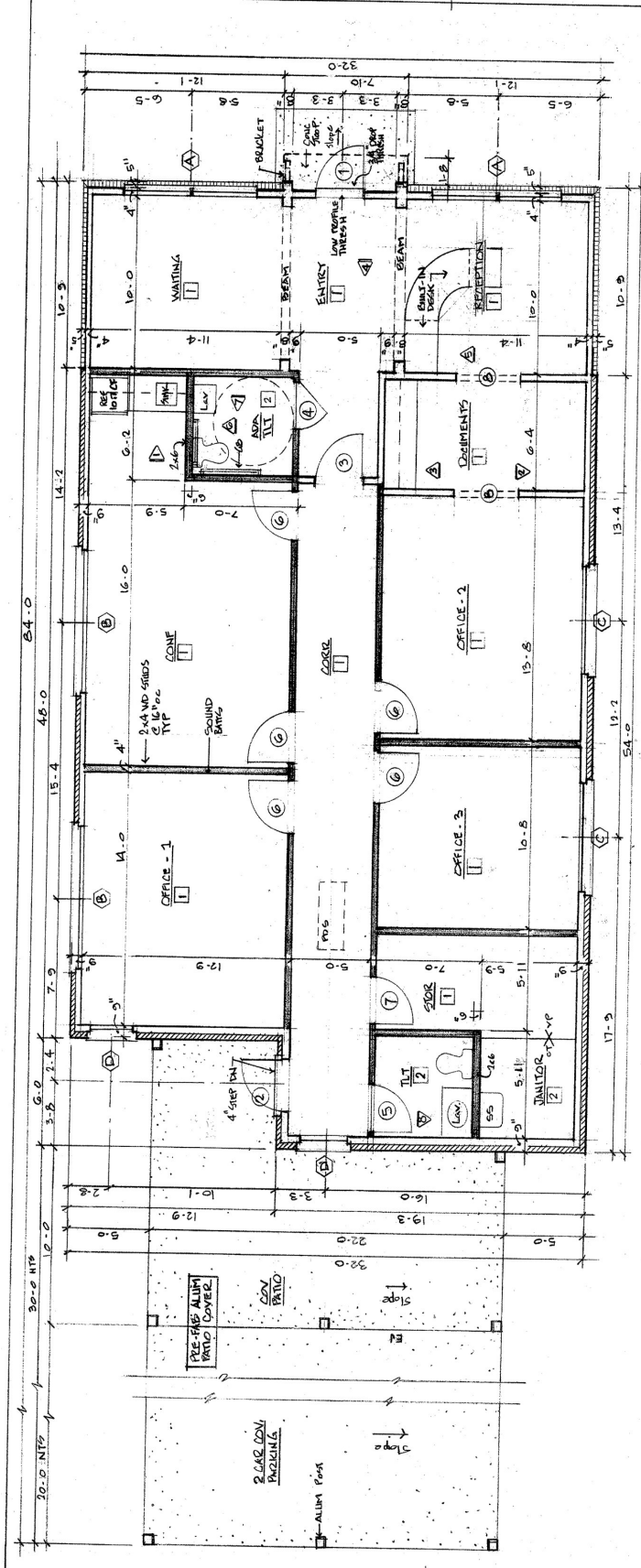
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Montgomery, AL 36106
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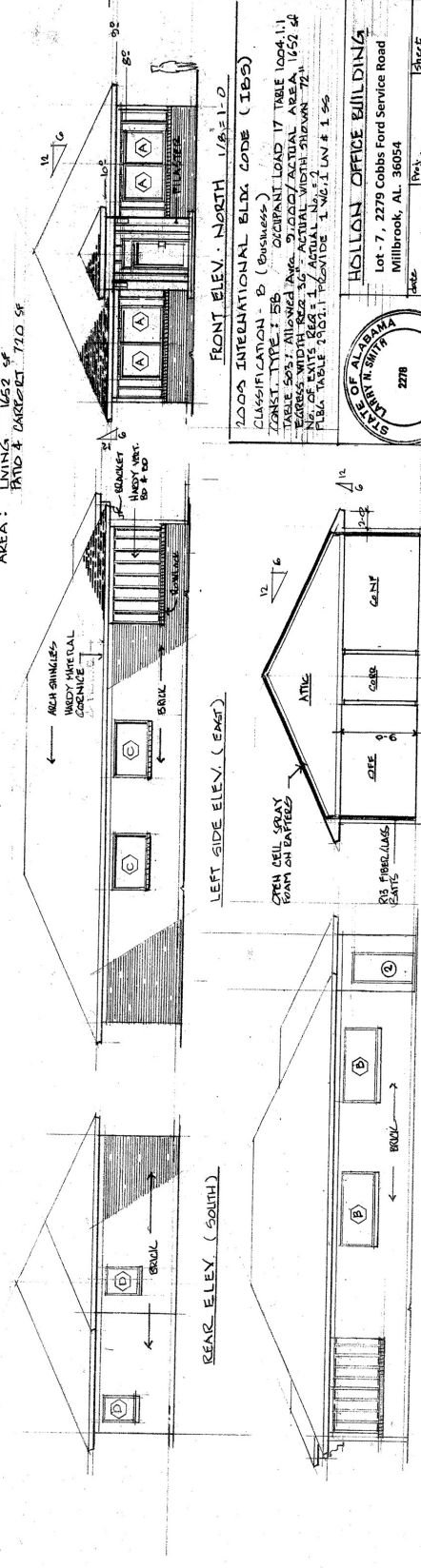
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

09/25/24

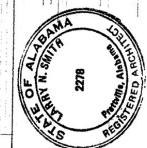




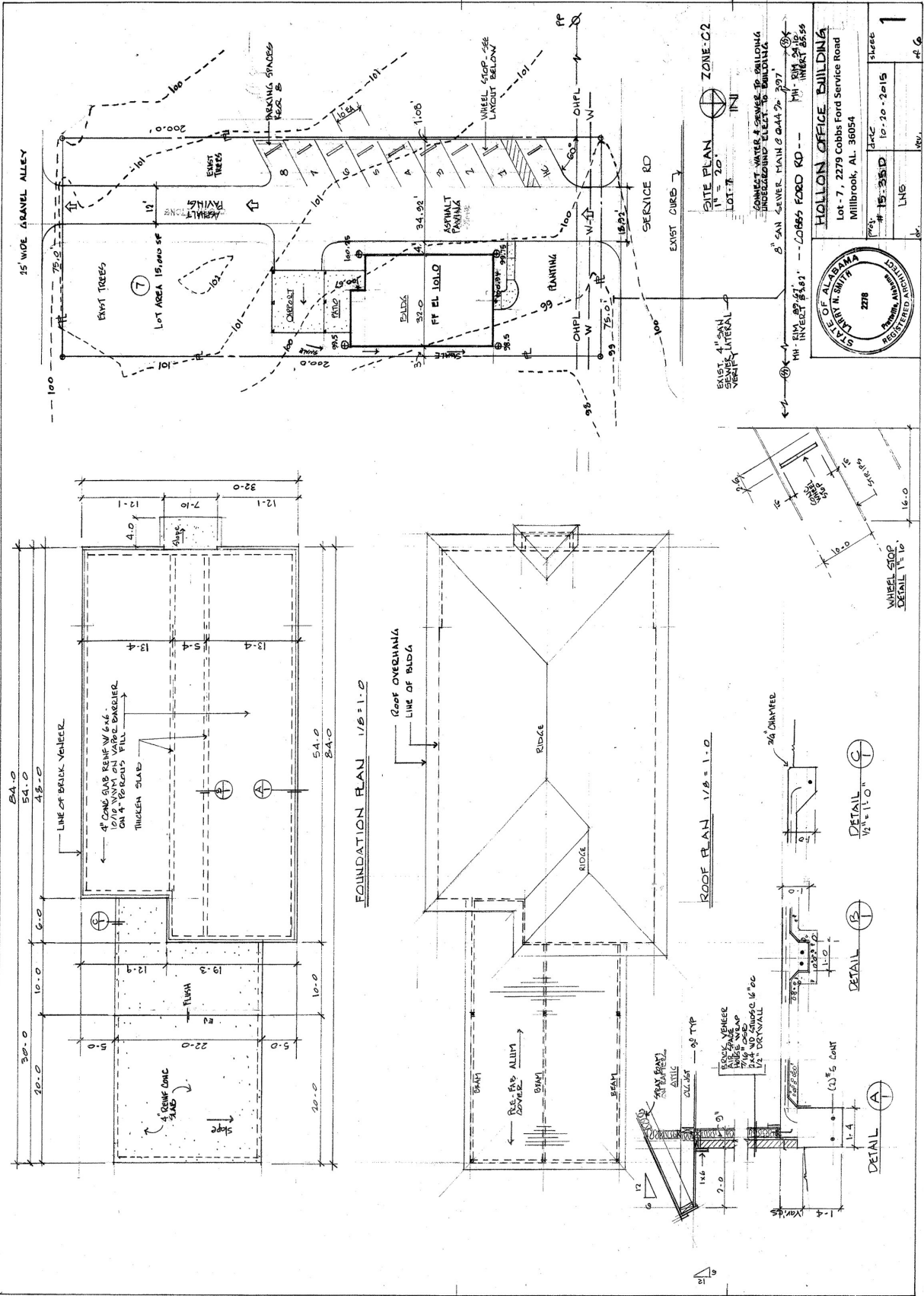
FLOOR PLAN 1/4" = 1'-0"
 AREA: LIVING PATIO & DECK 710 SF



FRONT ELEV. NORTH 1/8" = 1'-0"
 2009 INTERNATIONAL BLDG. CODE (IBS)
 CLASSIFICATION: B (Business)
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HOLLAN OFFICE BUILDING
 Lot - 7, 2279 Cobbs Ford Service Road
 Millbrook, AL 36054
 DATE: 10-25-2015
 PROJECT: 15 95 D
 SHEET: 2
 LWS



SITE PLAN ZONE-C2
 1" = 20'
 LOT 7

CONNECT WATER & SEWER TO BUILDING
 UNDERGROUND ELECT. TO BUILDING

5" SAN SEWER MAIN @ 24.4' x 3.97'
 18" RIM @ 24.4' x 3.97'
 18" INVERT @ 25.65'

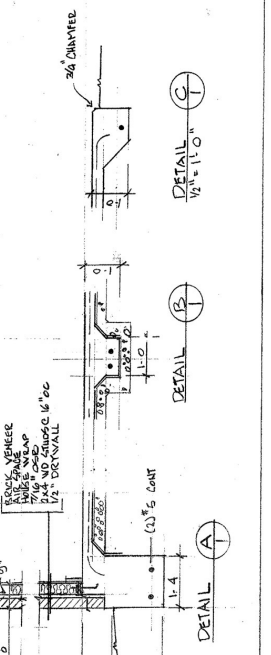
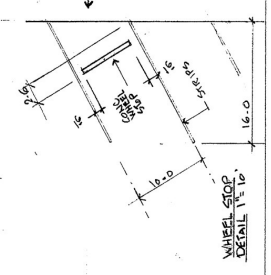
EXIST. 4" SAN SEWER LATERAL

SERVICE RD
 EXIST. CURB

HOLLON OFFICE BUILDING
 Lot - 7, 2279 Cobbs Ford Service Road
 Millbrook, AL. 36054

STATE OF ALABAMA
 REGISTERED ARCHITECT
 2278
 MILLBROOK, ALABAMA

DATE	10-20-2015	SHEET	1
NO.	15-355-D	LINES	100
OF 6			



FOUNDATION PLAN 1/8" = 1'-0"

