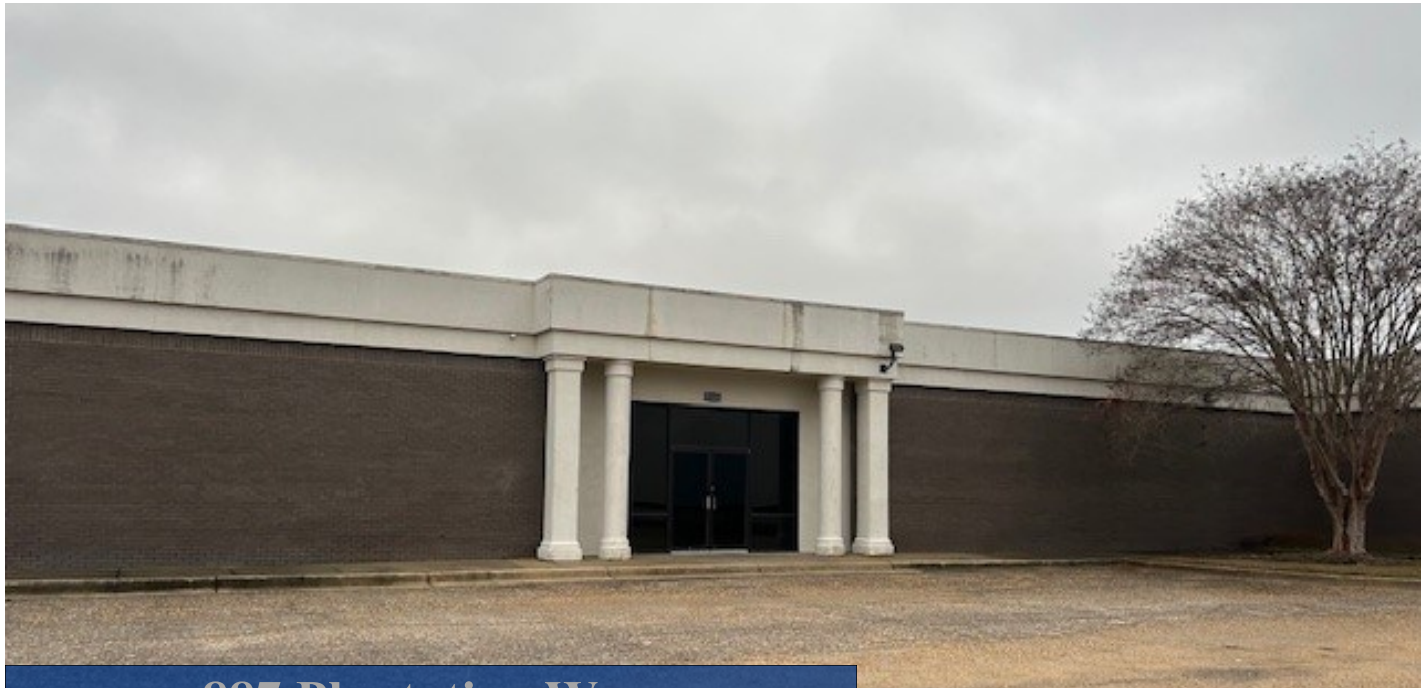




JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



887 Plantation Way
Montgomery, AL 36117

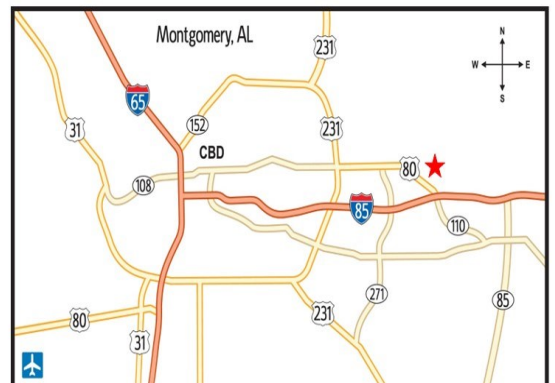
FOR LEASE

- **Lease Price:** \$2,725.00/Mo.
- **Lease Term:** Three (3) Year Minimum
- **Building Area:** ± 5,450 S.F.
- **Loading Docks:** One (1)
- **Zoning:** M-1 (Light Industrial)
- **Best Use:** Warehouse
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

± 5,450 S.F. of warehouse space with rear loading dock. Excellent location in east Montgomery just off East Boulevard. Available for immediate occupancy. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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.

BACK VIEW





Visibility Map XTB

Current Zoning
 Per City of Montgomery, Alabama
 M-1 (Light Industry District)
 Site Area - 1.00 Acres
 Site Area - 43,560 Sq. Ft.
 Minimum Building Height - 20 Feet
 Minimum Building Footprint - 2000 Sq. Ft.
 Minimum Building Area - 2000 Sq. Ft.
 Minimum Building Volume - 20000 Cu. Ft.
 Minimum Building Spacing - 10 Feet
 Minimum Building Setback - 10 Feet
 Minimum Building Footprint - 2000 Sq. Ft.
 Minimum Building Area - 2000 Sq. Ft.
 Minimum Building Volume - 20000 Cu. Ft.
 Minimum Building Spacing - 10 Feet
 Minimum Building Setback - 10 Feet

Legal Description
 ACCT 480 PAGE 238

Lot 4, Monticello Way, Parcel No. 1, as recorded in Map Book 43, Page 14 in the Public Office of Montgomery County, Alabama.

Final Insurance Community Parcel No. 200714 0117 - 4, Dated January 7, 2018.

Final Zone - Other Area (Zone within 100 feet Road).

I hereby certify that all parts of this survey and drawing have been completed in accordance with the professional requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Montgomery, Alabama, this 11th day of June, 2024.



Michael B. Pilgreen
 No. 14729
 PROFESSIONAL ENGINEER
 STATE OF ALABAMA
 A. Reg. No. 14729

| | | | |
|--------------|---|-------------|--------------|
| SHEET TITLE: | As Built Survey | | |
| PROJECT: | Plantation Way LLC Property 886, 887, 889 Plantation Way Montgomery, Montgomery County, Alabama 36117 | | |
| DESIGNED BY: | MBP | CHECKED BY: | MTB |
| DATE: | 11 Jun 2024 | SCALE: | 1" = 30' |
| DRAWN: | mbl@thenpilgreen.com | FILENAME: | 24-002 |
| | | | SHEET 1 OF 1 |



- LEGEND**
- ▲ Corner Point
 - 1/4" Area of 1/4" Area per POC
 - 1/2" Area of 1/2" Area per POC
 - 3/4" Area of 3/4" Area per POC
 - 1" Area of 1" Area per POC
 - 1 1/2" Area of 1 1/2" Area per POC
 - 2" Area of 2" Area per POC
 - 3" Area of 3" Area per POC
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