



PREMIER INDUSTRIAL FACILITY

1314 STATE DOCKS ROAD , DECATUR , ALABAMA 35601

Discover an exceptional industrial opportunity spanning +/-39,060 square feet across two strategically designed buildings on 2.08 acres of M2-zoned land. This powerhouse facility blends manufacturing muscle with polished office functionality, offering finished office space alongside heavy-duty production areas built to perform.

100% HVAC in both the North and the South Buildings, a rare advantage for industrial operations. The upgraded condensed/forced cooling system with aluminum piping and exterior condenser tanks ensures quiet, comfortable manufacturing environments. Reinforced concrete slabs ranging from eight inches to four feet thick stand ready to support your heaviest machinery without compromise. Heavy Power, 3 Phase.

Access is seamless with three drive-in doors and three dock-high doors, while ceiling heights of 19' to 25' and clear heights of 16' to 22' accommodate versatile operations.

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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OFFERING SUMMARY

Sale Price:	\$3,120,000
Number of Units:	2
Lot Size:	2.08 Acres
Building Size:	+/-39,060 SF

The "South Building" delivers 18,100 square feet featuring 6,700 square feet of office space, including a specialized 2,100-square-foot clean room with independent climate control.

The "North Building" encompasses 20,960 square feet with a 10,000-square-foot manufacturing addition completed in 2022, plus a convenient 425-square-foot storage mezzanine.

Additional Photos

1314 State Docks Road Northwest
For Sale



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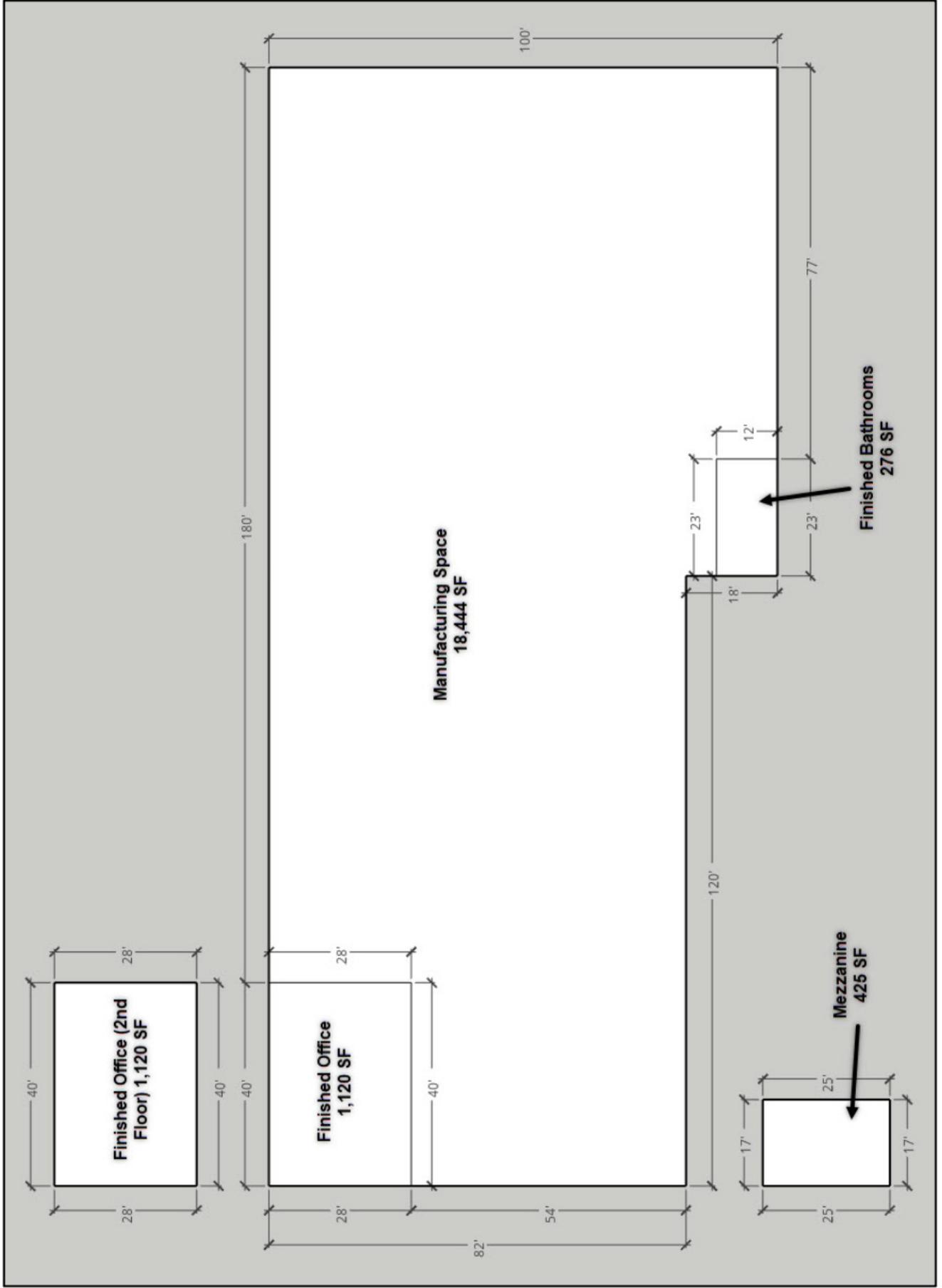
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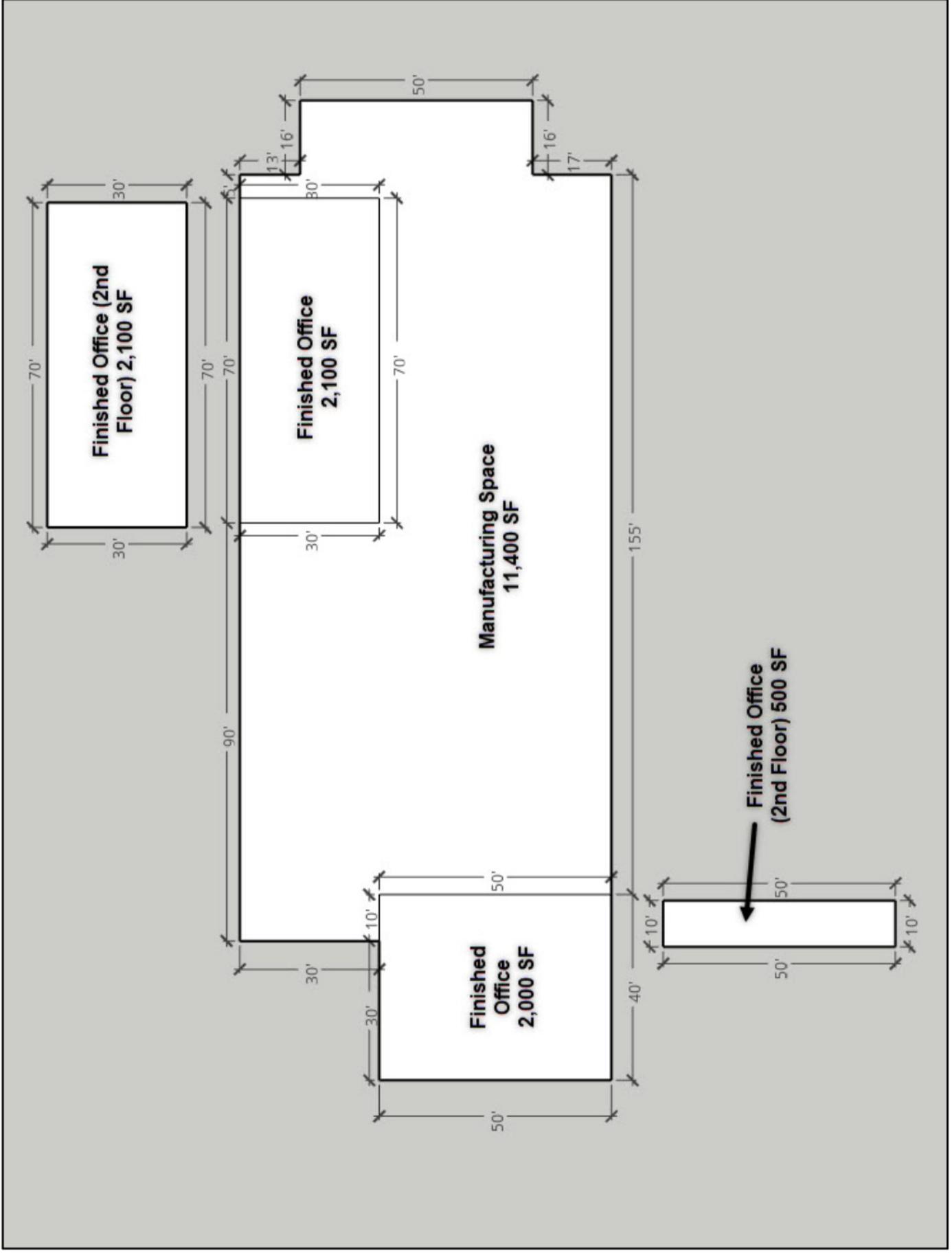


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Building Sketch – North Building



Building Sketch – South Building



Property Description

- **TOTAL BUILDING SIZE: 39,060± SF**
- **LOT SIZE: APPROXIMATELY 2.08 ACRES**
- **BUILDING TYPE: INDUSTRIAL – WAREHOUSE / DISTRIBUTION (CLASS C)**
- **ZONING: M-2 (INDUSTRIAL)**
- **CURRENT USE: CNC MACHINING OPERATION**
- **HVAC: 100%**
- **SLAB FOUNDATION, METAL EXTERIOR, AND INDUSTRIAL-GRADE INFRASTRUCTURE**

STRATEGICALLY POSITIONED LOCATION

- **Highway 72 – Nearby access**
- **Highway 20 – Immediate access route**
- **Interstate 65 – Quick reach for regional transit**

This location supports efficient freight movement and workforce accessibility.

Site improvements include concrete pads, a storage shed, asphalt parking, and two tornado shelters for employee safety.

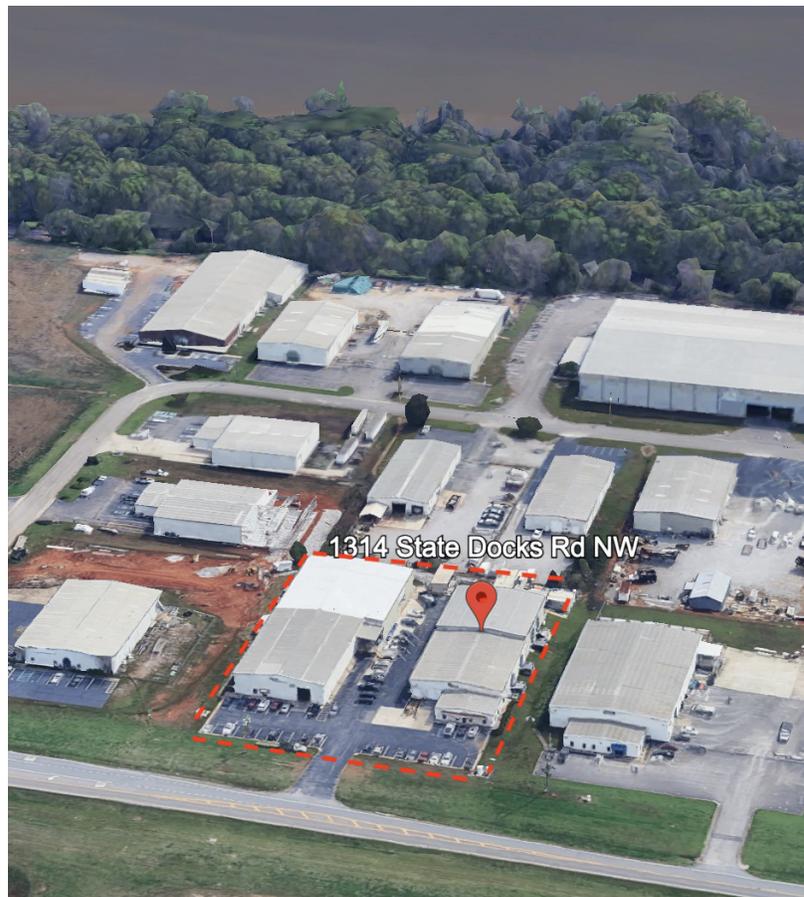
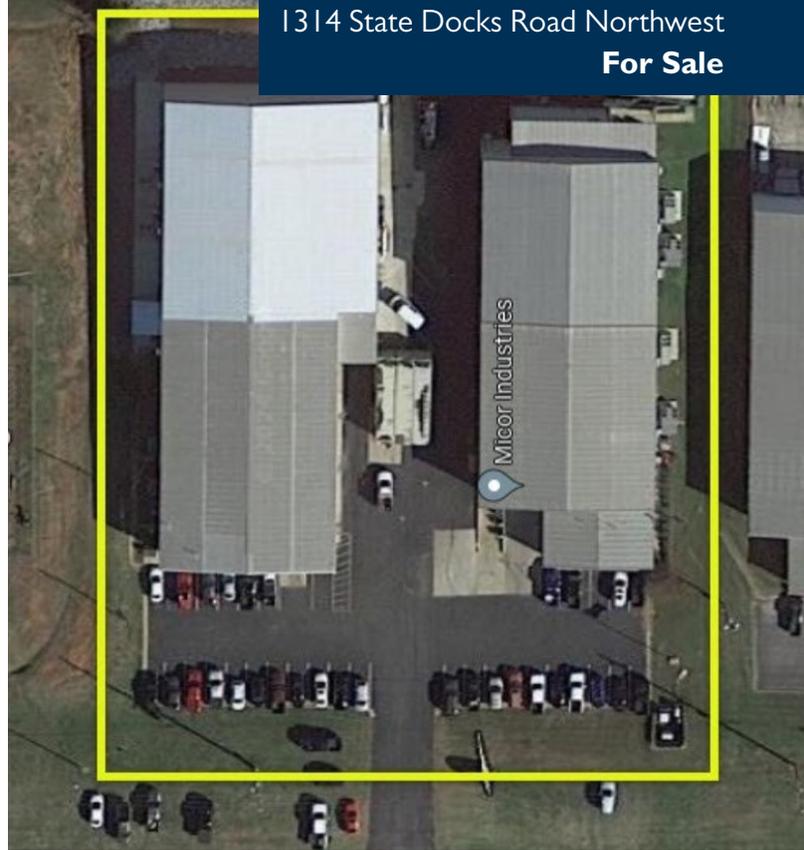
Constructed between 1997 and 2022 with strategic expansions and renovations.

Whether you're scaling production or consolidating operations, this turnkey facility is ready to fuel your next chapter.

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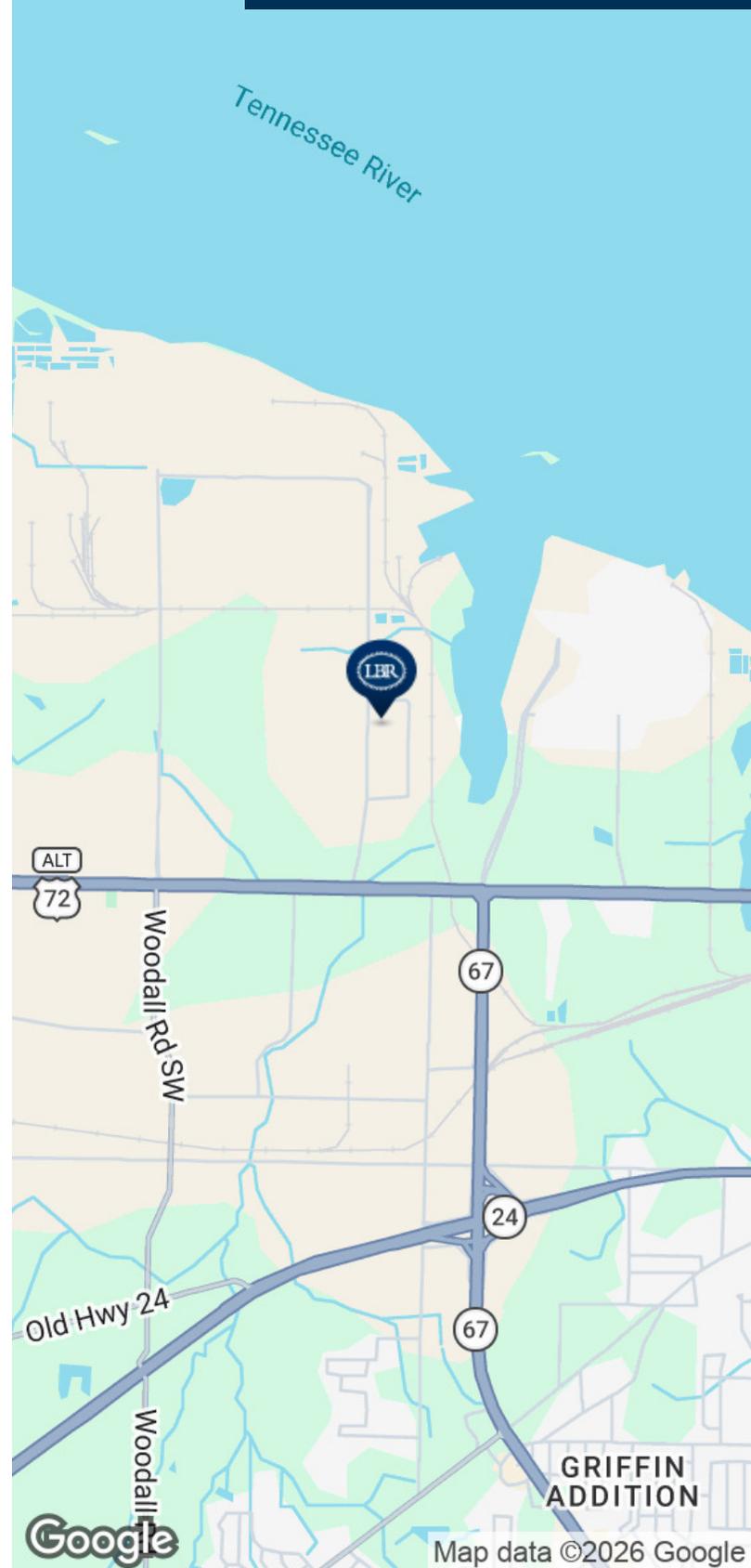
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Location Map

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