



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**2700 Lagoon Park Drive  
Montgomery, AL 36109**

**FOR SALE**

- **Sale Price:** \$2,950,000.00
- **Building Size:** ± 46,559 S.F. (Office)  
± 16,639 S.F. (Office/Warehouse)
- **Property Size:** ± 26.72 Acres
- **Zoning:** M-1
- **Parking:** Adequate On-Site
- **Best Use:** Office/Institutional/Light Manufacturing
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

**PRICED TO SELL!**

Former headquarters of Caddell Construction Company. Outstanding office building (± 46,559 S.F.) with separate office/warehouse (± 16,639 S.F.) located on ± 26.72 Acres in Gunter Industrial Park. Convenient access to I-65 and I-85. Offers opportunities for many uses. Contact John Stanley, CCIM, at (334) 271-2475 for an appointment to tour this property.



**John C. Stanley, CCIM**  
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**OFFICE/WAREHOUSE**





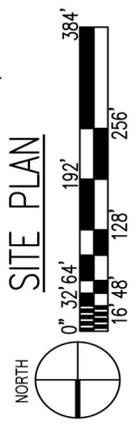


2700 LAGOON PARK DRIVE  
MONTGOMERY, AL



LAGOON PARK DRIVE  
(60' ROW)

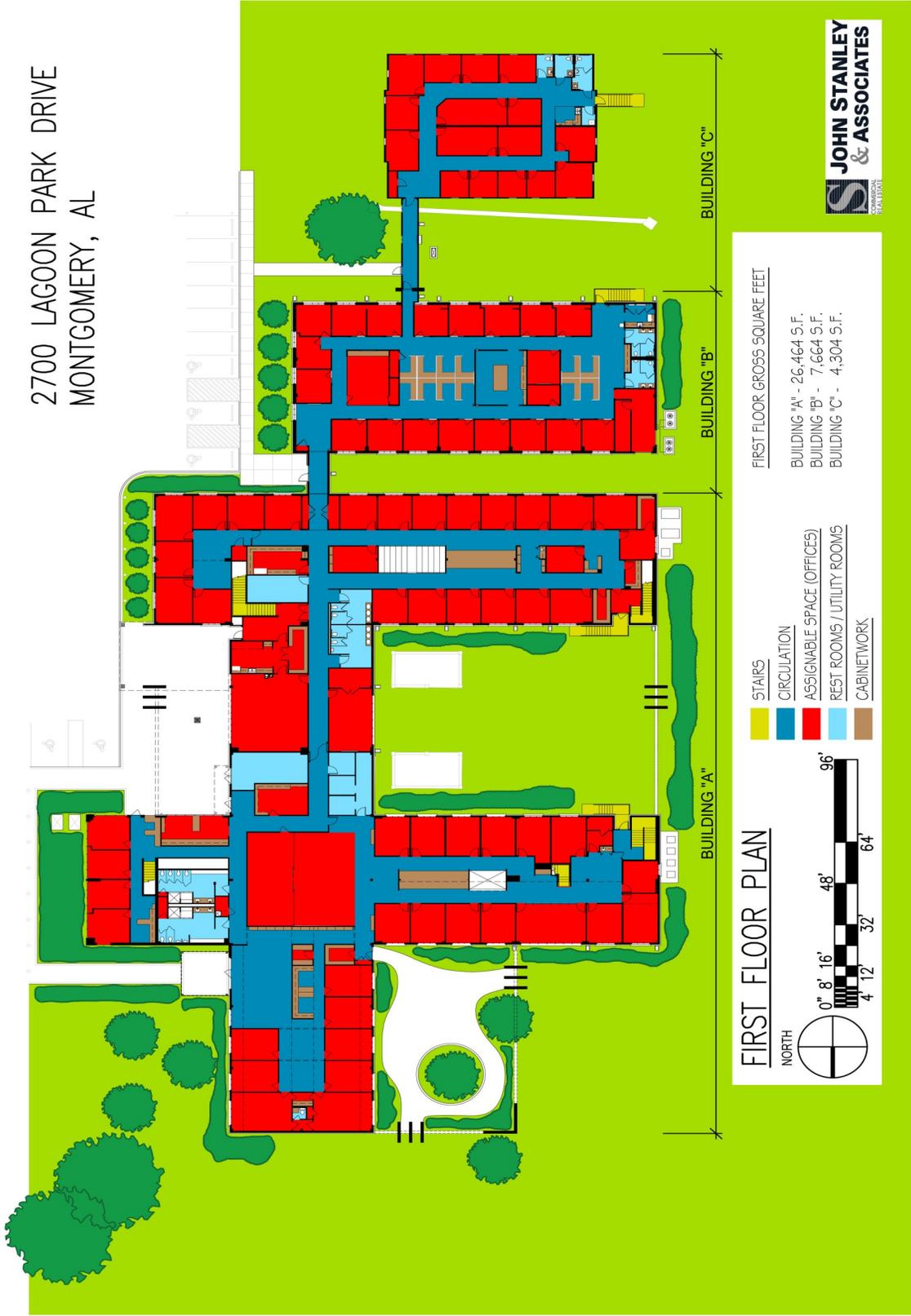
GUNTER PARK DRIVE EAST  
(60' ROW)



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2700 LAGOON PARK DRIVE  
MONTGOMERY, AL

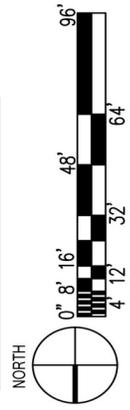


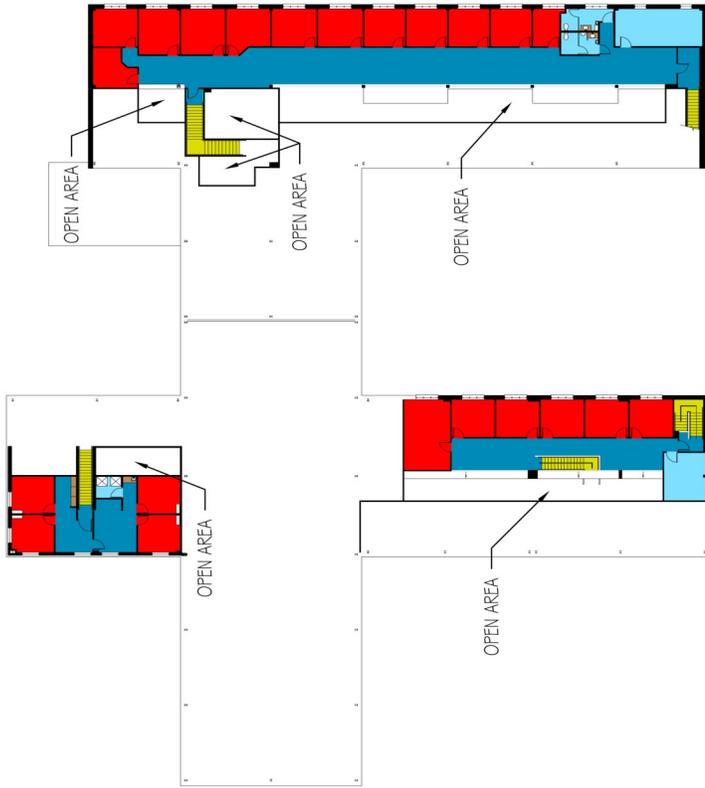
**FIRST FLOOR PLAN**

**FIRST FLOOR GROSS SQUARE FEET**

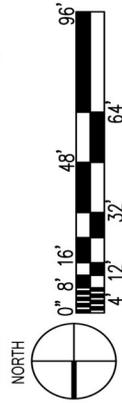
BUILDING "A" - 26,464 S.F.  
BUILDING "B" - 7,664 S.F.  
BUILDING "C" - 4,304 S.F.

- STAIRS
- CIRCULATION
- ASSIGNABLE SPACE (OFFICES)
- REST ROOMS / UTILITY ROOMS
- CABINETWORK



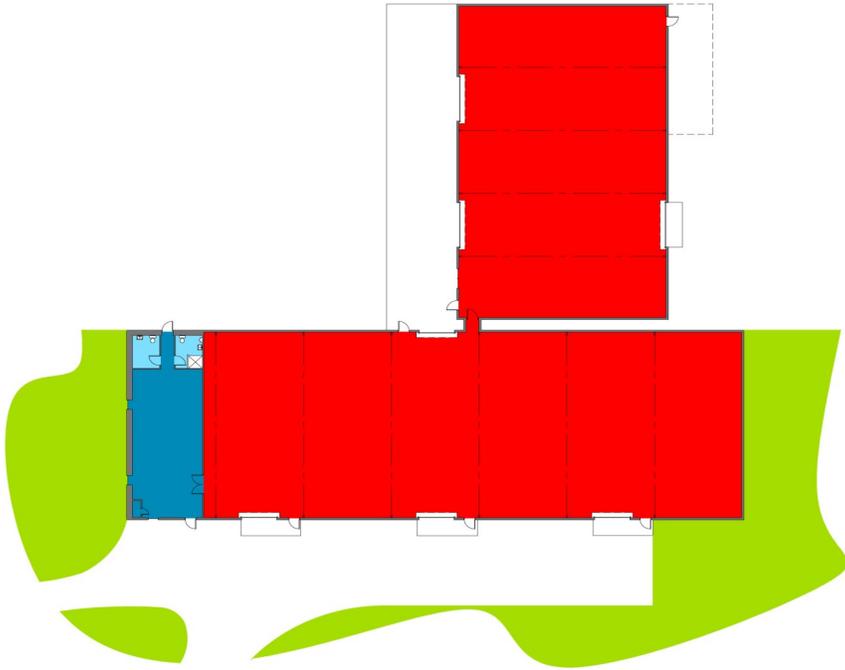


## SECOND FLOOR PLAN



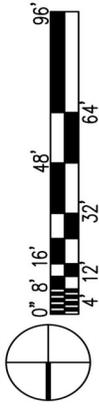
SECOND FLOOR GROSS SQUARE FEET

BUILDING "A" - 8,127 S.F.



**OFFICE / WAREHOUSE FLOOR PLAN**

NORTH



1,322 S.F.

15,317 S.F.

16,639 S.F.



GROSS SQUARE FEET