

Industrial Opportunity

For Sale

CBRE

±54,162 SF Industrial

18361 Galileo Drive, Opp, Alabama 36467

Building



Project Features

CBRE is pleased to announce an excellent purchase opportunity at 18361 Galileo Drive, in Opp Alabama. This building is identified as Plant 2, was built in 2009, and is in excellent condition. Consisting of ±54,162 SF this free-standing industrial building is situated on ±6.37 AC located in Covington County Alabama.

Asking Price: \$2,070,000

PROPERTY DETAILS

Address	18361 Galileo Drive, Opp, Alabama 36467
Building Size	±54,162 SF Freestanding, Industrial Building
Office	±3,499 SF; Single Story Office
Grade-Level Doors	Two (2) Grade-Level Doors
Dock-High Doors	Two (2) Dock-High Doors
Warehouse Clearance	TBD Minimum Warehouse Clear Height
Parking	1.32; 1,000 SF Parking Ratio (±41 Spaces)
Power	TBD
Location	Covington County Alabama
Additional Features	Environmental Assessment completed October 2022, no issues
	Title V operating permit with 245-ton VOC emissions limit



STORAGE SHED



PAINT BOOTHS

18361 Galileo Drive, Opp, Alabama 36467

For Sale



FRONT VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



OFFICE EXTERIOR



SHOP LOOKING NORTH



PAINT BOOTHS



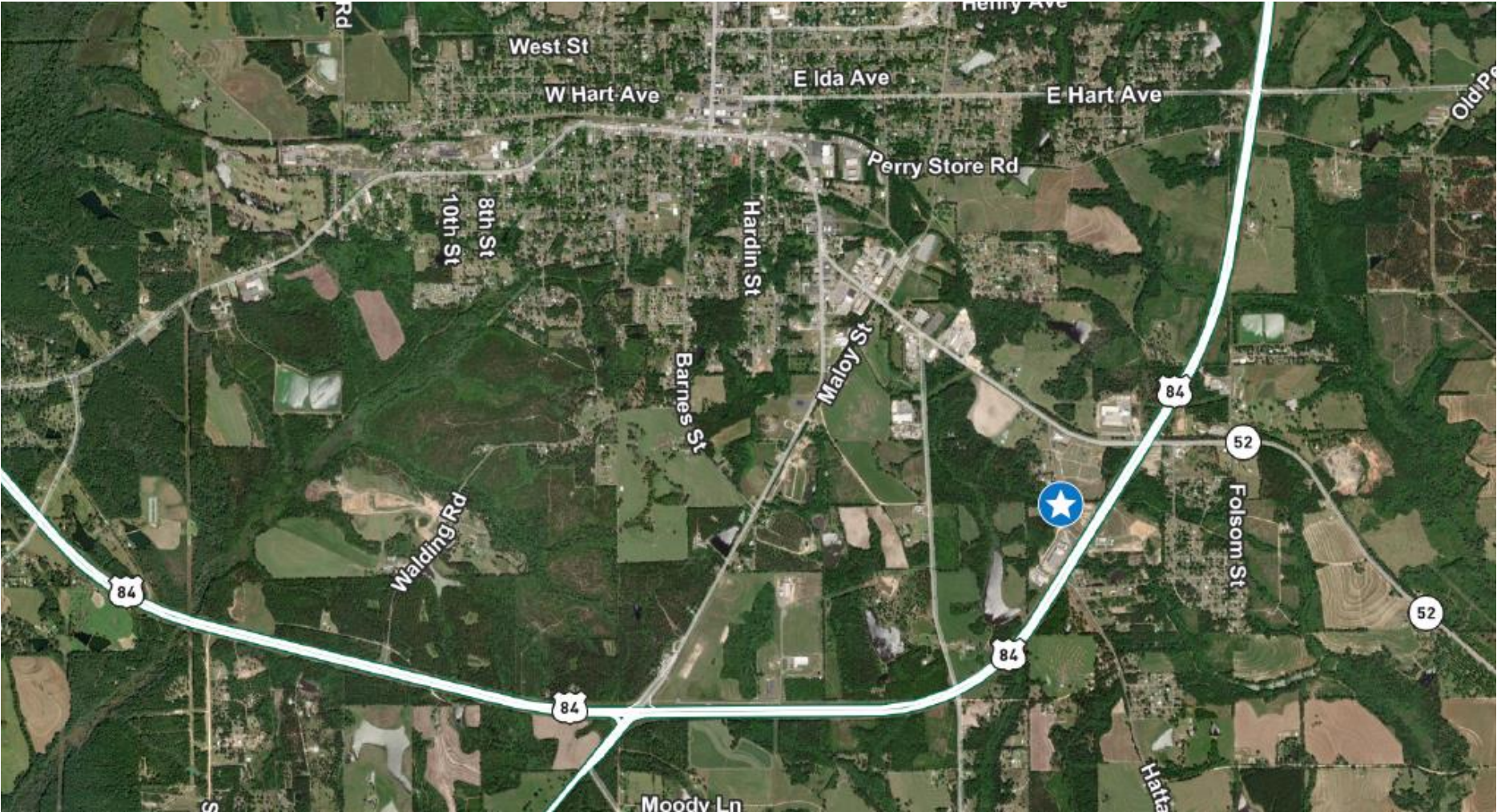
SHOP LOOKING SOUTH



OFFICE AREA

SITE OVERVIEW

Parcel No. (APN)	TBD
Total Site Area	±6.37 AC
Total Site Square Footage	±277,477 SF
Year Built	2009
Zoning	TBD
County	Covington County



Emily Beasy

Client Care & Transaction
Manager
+1 916 337 6032
emily.beasy@cbre.com

Alex Hayden

Vice Chairman
+1 949 275 7579
Alex.hayden@cbre.com

Metcalfe & Company, Inc.

Adam J Metcalfe

Broker
+1 251 610 0069
adam@metcalfecom.com

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