

# Multi-Building Industrial with Residence For Sale

221 John Ray Lane | Eastaboga, AL 36260

Click to  
Watch the  
Drone Video



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed



# Property Highlights

- 3 commercial/industrial buildings plus residence, guest house and cabin
- 31,056 sf total under roof
- Land: 57 +/- acres (no zoning restrictions)
- Building 1: 15,076 sf office/warehouse/truck maintenance shop
- Building 2: 3,600 sf office/showroom
- Building 3: 8,375 sf office/warehouse
- Residence: 2,076 sf 2BR/BA home with breezeway connecting 1,929 sf 1BR/BA guesthouse with pool between
- 1BR/BA log cabin
- 80x60 Barn (not included in square footage)
- 3 small ponds and a creek flowing through the property
- Less than 1 mile from I-20

**Price: \$2,450,000**



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

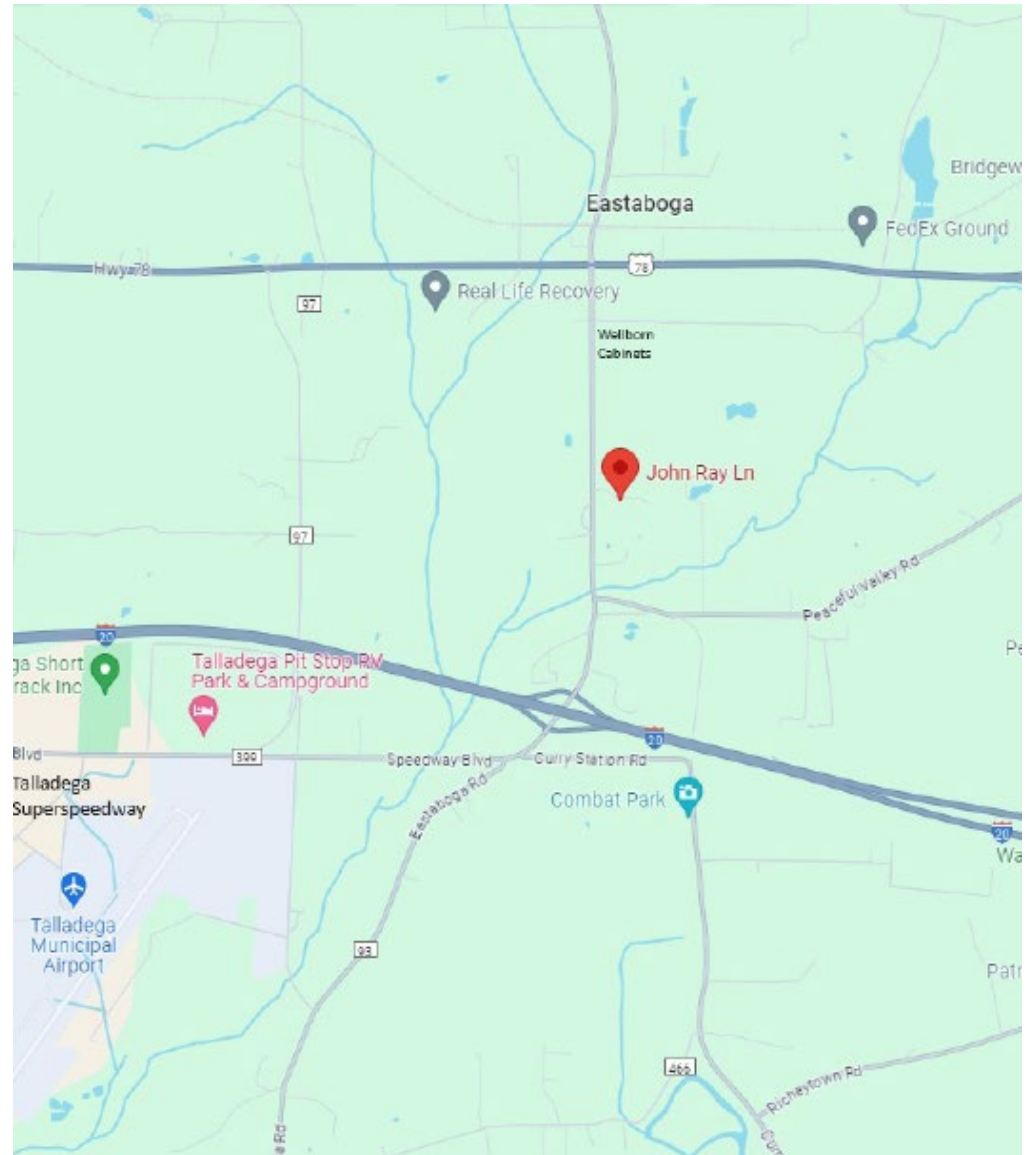
Information deemed reliable but not guaranteed

### Location

Multi-building industrial facility for sale including residence. Beautiful countryside setting just off I-20 (.7 mi). 11 miles west of Oxford/Anniston, 15 miles east of Pell City. 7 miles from Honda manufacturing of Lincoln, and 3 miles from Talladega Super Speedway.

### Summary

Originally used as a trucking/transport company with onsite residence, there are many potential uses for this facility including personal, business, or both. Quality construction with brick exteriors. Farm-type setting yet close to I-20 and industrial areas. New 250,000 sf wellborn cabinets facility is under construction 1/2 mile away. There are 3 small ponds and a creek flowing through the property. Frontage/access on 2 roads. Well positioned in a growing area between Birmingham and Atlanta.



# Building 1 - 15,076 sf Office/Warehouse/Truck Shop



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed

## Building 2 - 3,600 sf Office/Showroom



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed

# Building 3 - 8,375 sf Office/Warehouse



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed

# House/Guest House



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed



# Guest House



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed

# House/Guest House/Cabin



Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed

# Eastaboga Creek



---

Austin Blair | [ablair@lahcommercial.com](mailto:ablair@lahcommercial.com) | (205) 478-7805

**LAH** COMMERCIAL  
REAL ESTATE

Information deemed reliable but not guaranteed