

1316 4TH AVE | DECATUR AL

# INDUSTRIAL/FLEX BUILDING FOR LEASE



## LOCATION



1316 4th Ave  
Decatur, AL 35601

## SPACE AVAILABLE



Approx. 3,500 SF

## PRICE



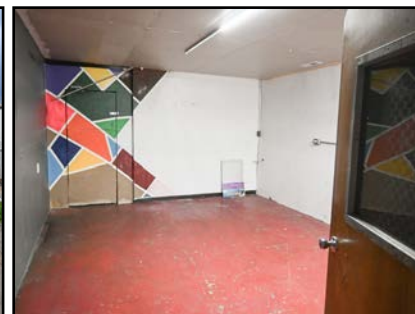
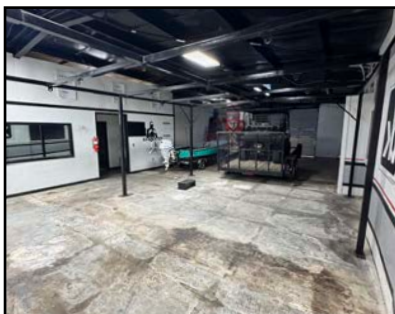
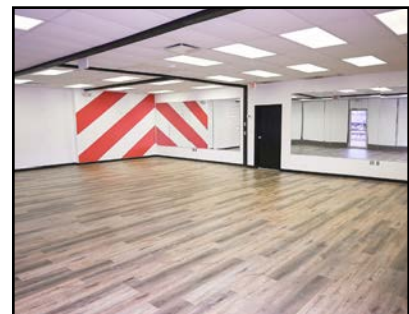
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## ABOUT THE PROPERTY

Industrial/Flex building in a prime Decatur location. This building features an open floorplan with flexibility for various small industrial uses.

## PROPERTY HIGHLIGHTS:

- Open floor plan with warehouse storage space in the rear
- Front portion of the building is ideal for a showroom, retail front, or can be converted into office space based on the user's needs
- Two roll-up doors with walk-in access at the rear of the building
- Office located off the warehouse area, plus an additional versatile room for various uses
- 1.5 miles and a 5-minute drive from Downtown Decatur
- Convenient access to 6th Avenue/Hwy 31 and Hwy 67



**CRUNKLETON**  
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# PROPERTY AREA MAP



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