FOR LEASE

15,530 SF WAREHOUSE/OFFICE

TRIAD PROPERTIES



1011 CEDAR LAKE ROAD SE
DECATUR, AL 35603

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1011 Cedar Lake Road SE
DECATUR, AL 35603

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PROPERTY OVERVIEW

1011 Cedar Lake Rd. SE offers a versatile light industrial opportunity in Decatur, Alabama, ideal for office, warehouse, or manufacturing users. The property features a well-maintained office component complemented by a fully conditioned warehouse space, making it suitable for a wide range of operations. Recent upgrades, including fresh paint and new flooring in the office area, provide a modern and professional environment.

The warehouse/manufacturing space is heated and cooled, with generous clear height and dock access to support efficient logistics and operations. The site is zoned M1 (Light Industrial), allowing for flexible industrial uses. Ample on-site parking is available, with parking located outside the fenced area for tenant convenience. Additional square footage may be made available if needed, offering scalability for future growth.

PROPERTY DETAILS

LOCATION	1011 Cedar Lake Rd. SE Decatur, AL 35603
TOTAL SF	4,000 SF Office + 11,530 SF Warehouse
POWER	1,200 amps
PARKING	Ample Parking Spaces

SPACE HIGHLIGHTS

- Available space includes 4,000 SF office space with new paint and flooring + 11,530 SF warehouse/ manufacturing space (heated & cooled)
- Total Acreage - 1.94
- 4–5 private offices and a conference room
- Four (4) total restrooms (two sets)
- Dock door in available space
- 18’ clear height
- 3-phase, 4-wire power
- Fully conditioned facility
- M1 – Light Industrial zoning
- Ample on-site parking
- Fenced yard with designated parking outside fenced area
- *Potential for additional space availability (subject to tenant needs - currently occupied) includes 6,370 SF (heated & cooled warehouse space) + 1,400 SF covered canopy in back*



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AVAILABLE SPACE - 4,000 SF Office + 11,530 SF Warehouse

TOTAL ACRES - 1.94



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PROPERTY LOCATION



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EXTERIOR PHOTOS









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TRIAD PROPERTIES

INTERIOR PHOTOS









INTERIOR PHOTOS











FOR MORE INFORMATION,
PLEASE CONTACT:

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TRIAD PROPERTIES

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