



# Air-Port Commerce Center

1.4M SF+ High-Powered  
Industrial Opportunity Available

2855 Selma Hwy | Montgomery, AL



Graham & Co



Jones Lang LaSalle Americas, Inc.



# Air-Port Commerce Center

Air-Port Commerce Center is a 1.4M SF high-powered industrial opportunity, boasting superior loading and expansive trailer storage for high-volume distribution or advanced manufacturing. The strategic asset delivers +34,560 SF of premium corporate office space, a +1,650 SF warehouse office, and essential amenities. Poised to elevate operational efficiency and market presence, this facility offers a rare blend of corporate sophistication and industrial prowess for forward-thinking enterprises.





# Building features



Building Size:  
±1,400,839 SF



Power Service:  
4MW, Expandable - Two (2) 12,470Amp 277/480 volt pad mounted transformers, rated at 1,500kVA and 2,500 kVA respectively



Column Spacing: 37' x 55'  
typical



Separate truck entrance  
with guard house



Double wall insulated metal and  
concrete-tilt-up construction  
with 8" concrete floors



Roof: TPO membrane roof



Clear Height: Min 32' with  
32' - 40' ceiling heights



Adjacent to the new  
Montgomery Container  
Terminal



Parking: 330 auto spaces  
and 906 trailer spaces  
(expandable)



Lighting: LED & T-5 lighting



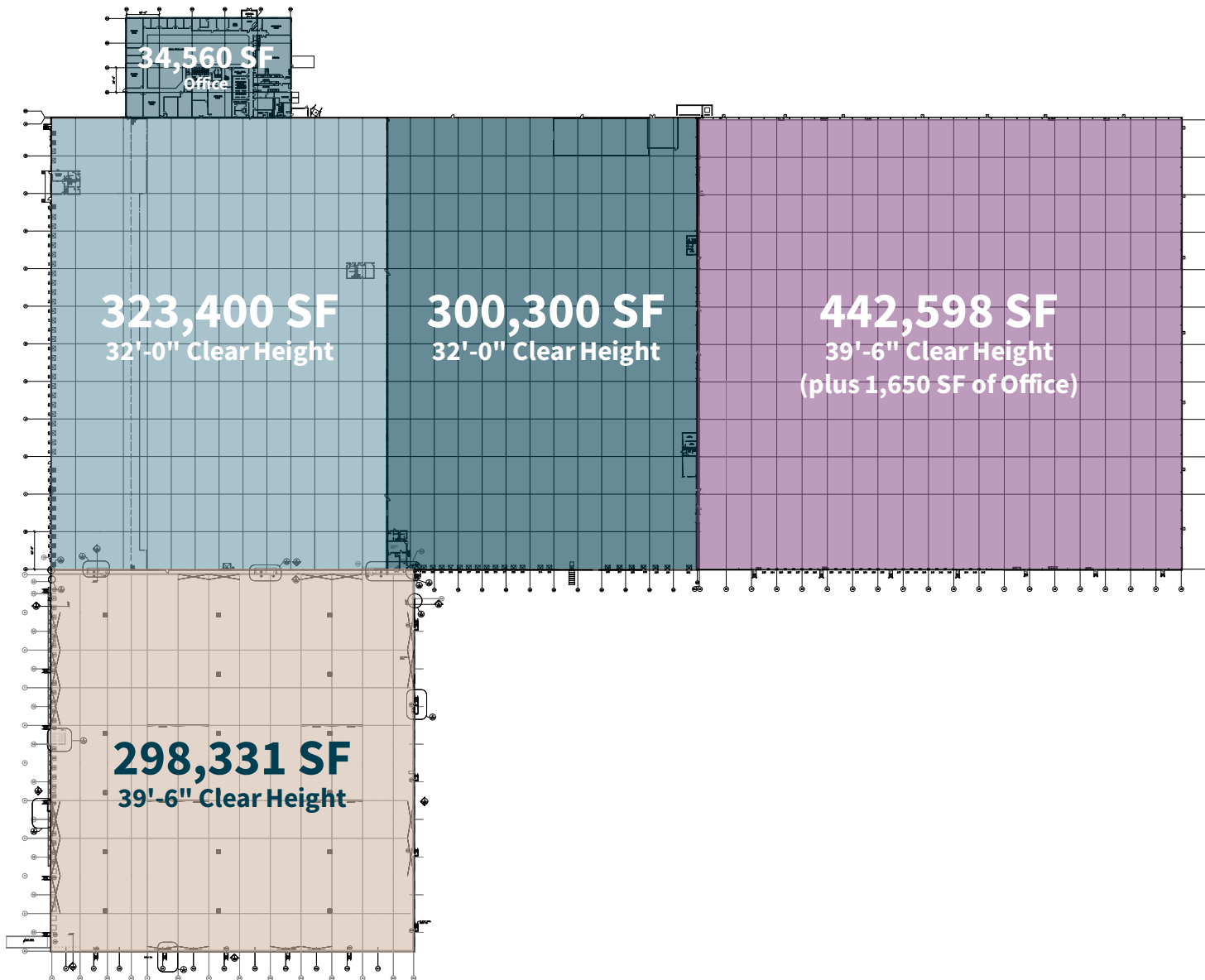
Loading Doors: 119 Dock  
Doors and 3 Grade-Level  
Loading Doors (expandable)



Sprinklers: ESFR



# Site plan



# Drive Times



**1.5 Miles to Airport**

Montgomery Regional Airport



**1.5 Miles to Highway**

off I-65



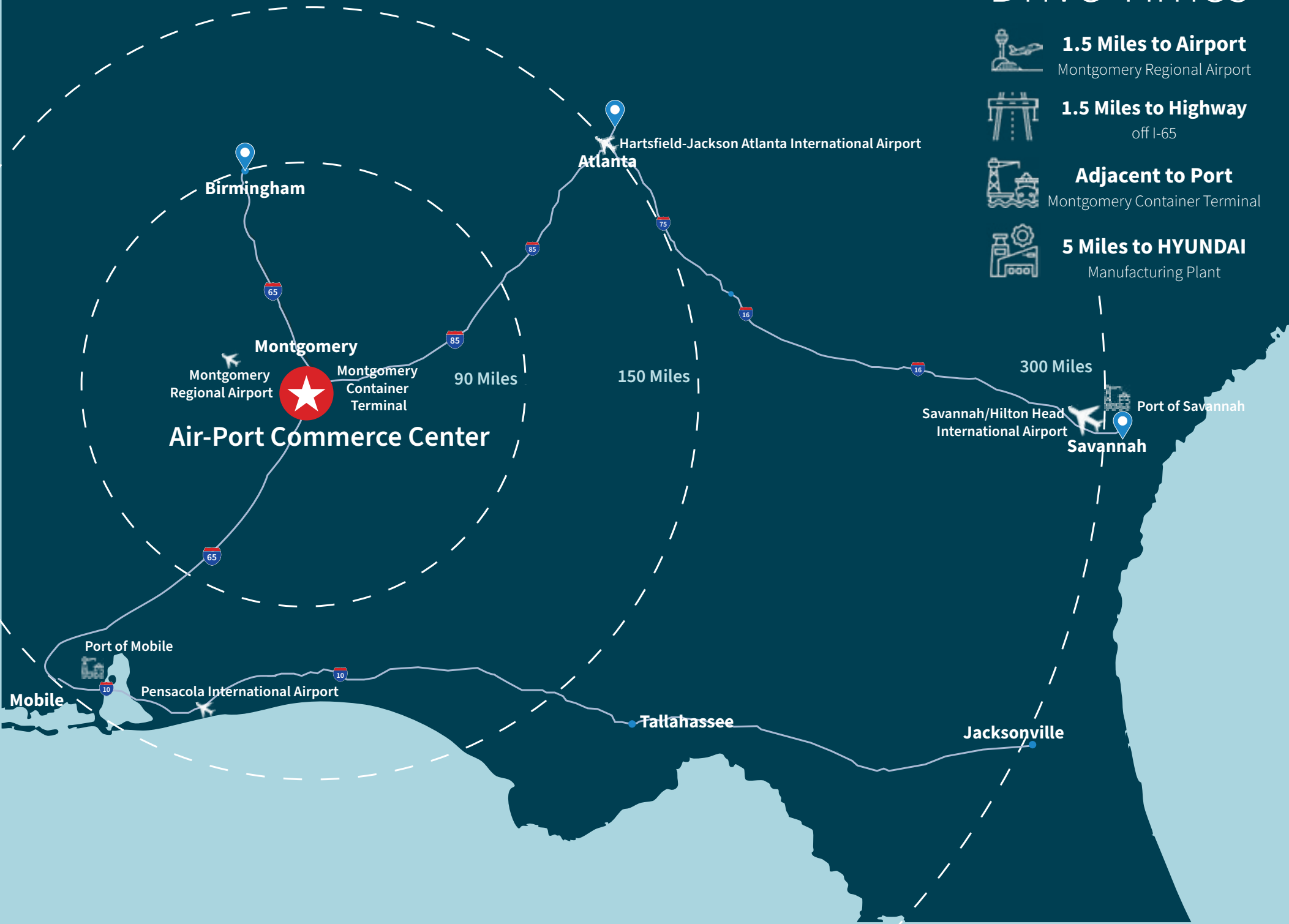
**Adjacent to Port**

Montgomery Container Terminal



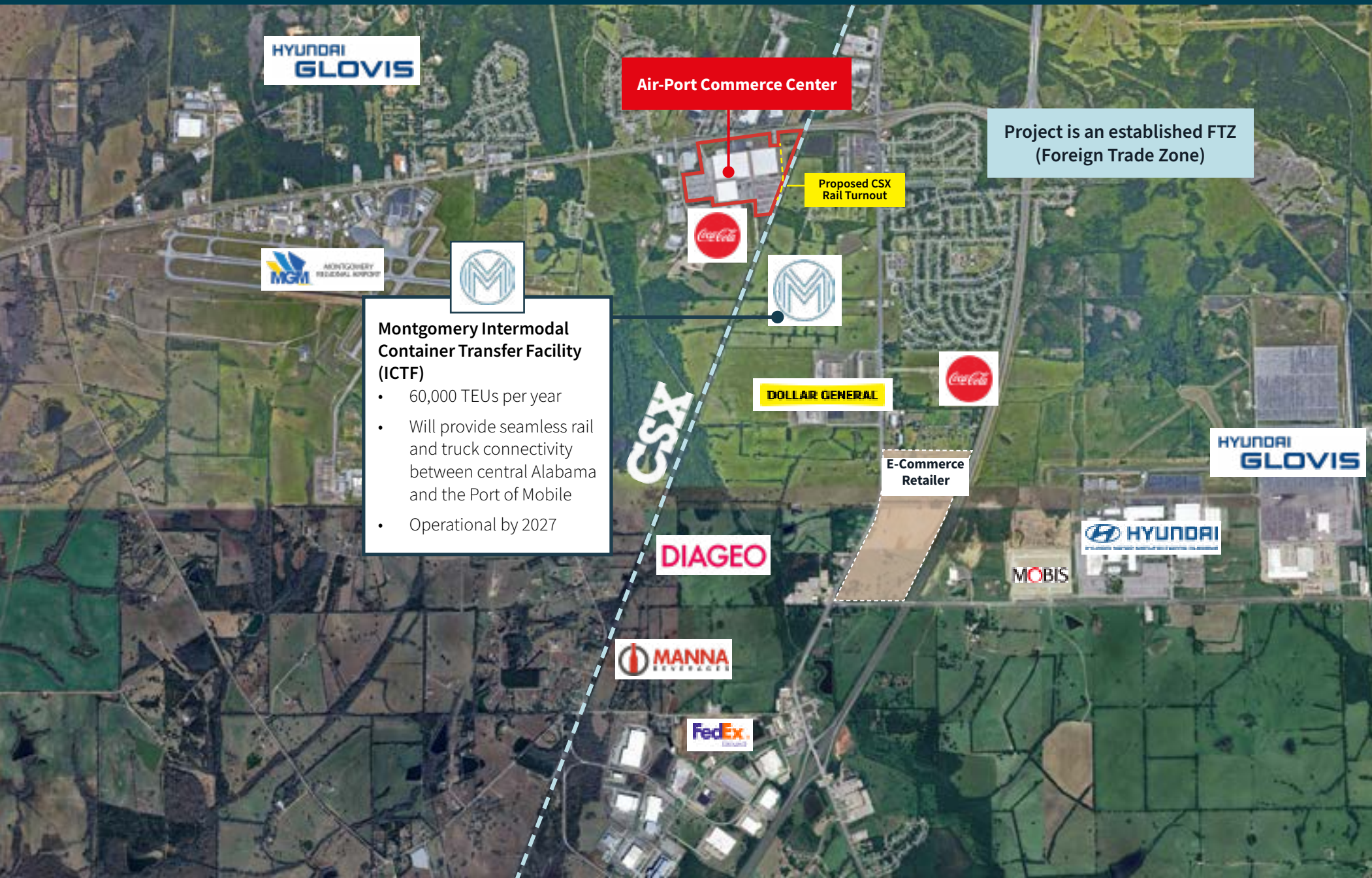
**5 Miles to HYUNDAI**

Manufacturing Plant





# Connected where you need it most



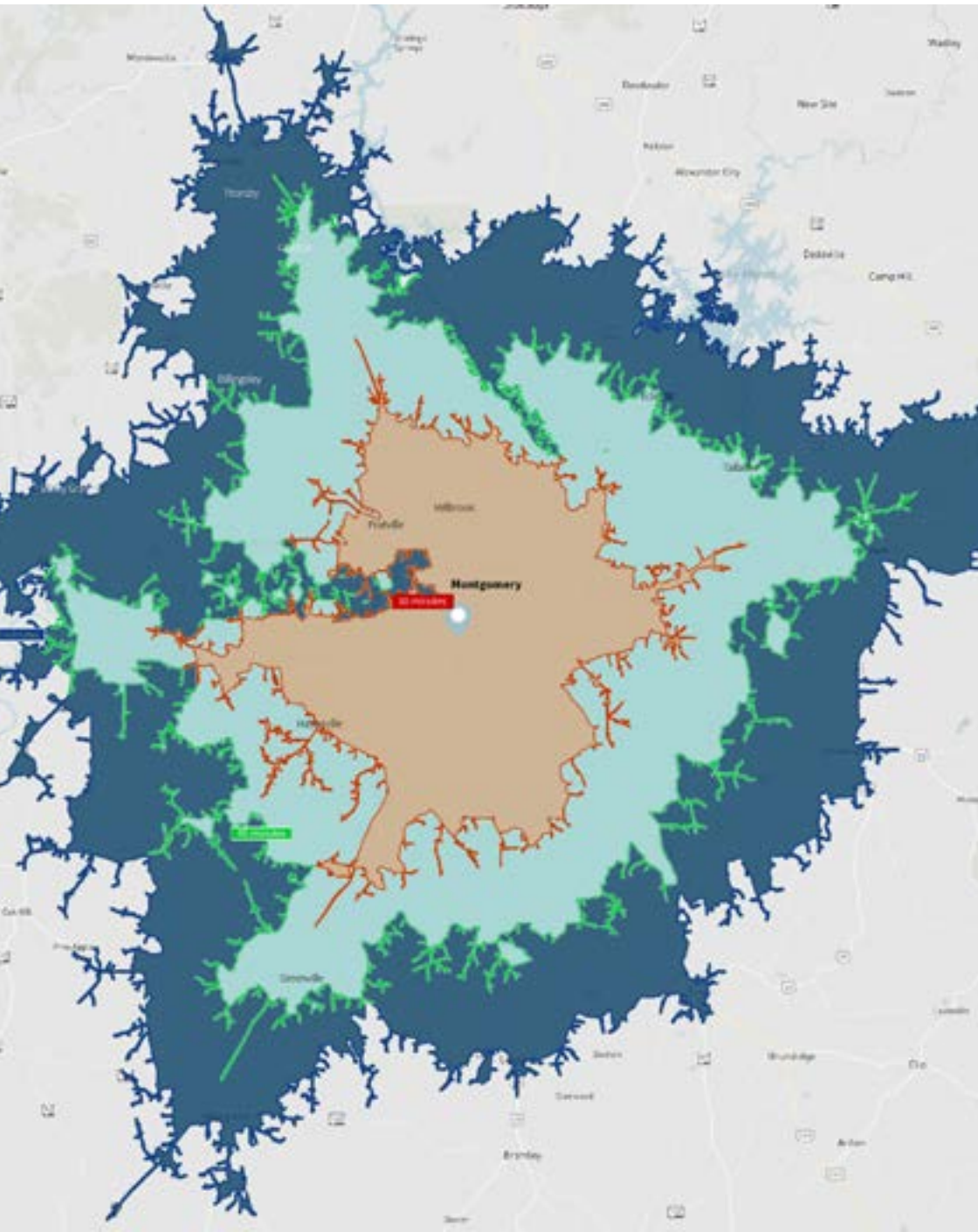


# Direct access to I-65





# Talent to **power** your future



**410,995**  
People within 45 minutes



**21,600**  
Manufacturing industry  
jobs within 45 minutes



**43%**  
more concentrated manufacturing  
labor than the national average

## Manufacturing Labor: 45-Minute Drive Time

Occupation	Jobs	Resident Workers	Employment Concentration	5-year Projected Job Growth	Average Hourly Earnings
Engineers	2,081	2,011	0.99	10%	\$45.63
Electrical and Electronics Engineers	285	283	0.84	7%	\$48.63
Industrial Engineers, Including Health and Safety	563	550	1.35	15%	\$42.12
Mechanical Engineers	273	278	0.81	17%	\$44.14
Engineering Technologists and Technicians, Except Drafters	606	534	1.25	6%	\$27.34
Installation, Maintenance, and Repair Occupations	9,516	9,022	1.22	6%	\$25.90
Production Occupations	18,239	17,216	1.73	6%	\$20.94
Maintenance and Repair Workers, General	1,721	1,615	0.89	4%	\$19.03
Assemblers and Fabricators	7,344	6,429	3.27	7%	\$20.03
Machine Operators	3,153	3,224	1.28	9%	\$21.02
Machine Operators and Assemblers	10,497	9,653	2.23	8%	\$20.33



# Access to consumers



**410,995**

2024 Total Population



**164,374**

2024 Total Households



**49,623**

2022 Households with  
Population Age <18



**97,207**

2024 Millennial  
Population



**47,352**

2020 Household Income  
\$100K+



**\$63,009**

2024 Median Household  
Income



**32.30%**

Bachelor's Degree and  
Higher (%)



**\$51,657**

2024 Median Disposable  
Income



**2.70%**

2024-2029 Growth Rate:  
Median Household  
Income



**723**

Housing Starts in 2024



**95**

Cost of Living Index



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