



Air-Port Commerce Center

Industrial Outdoor Storage
Opportunity Available

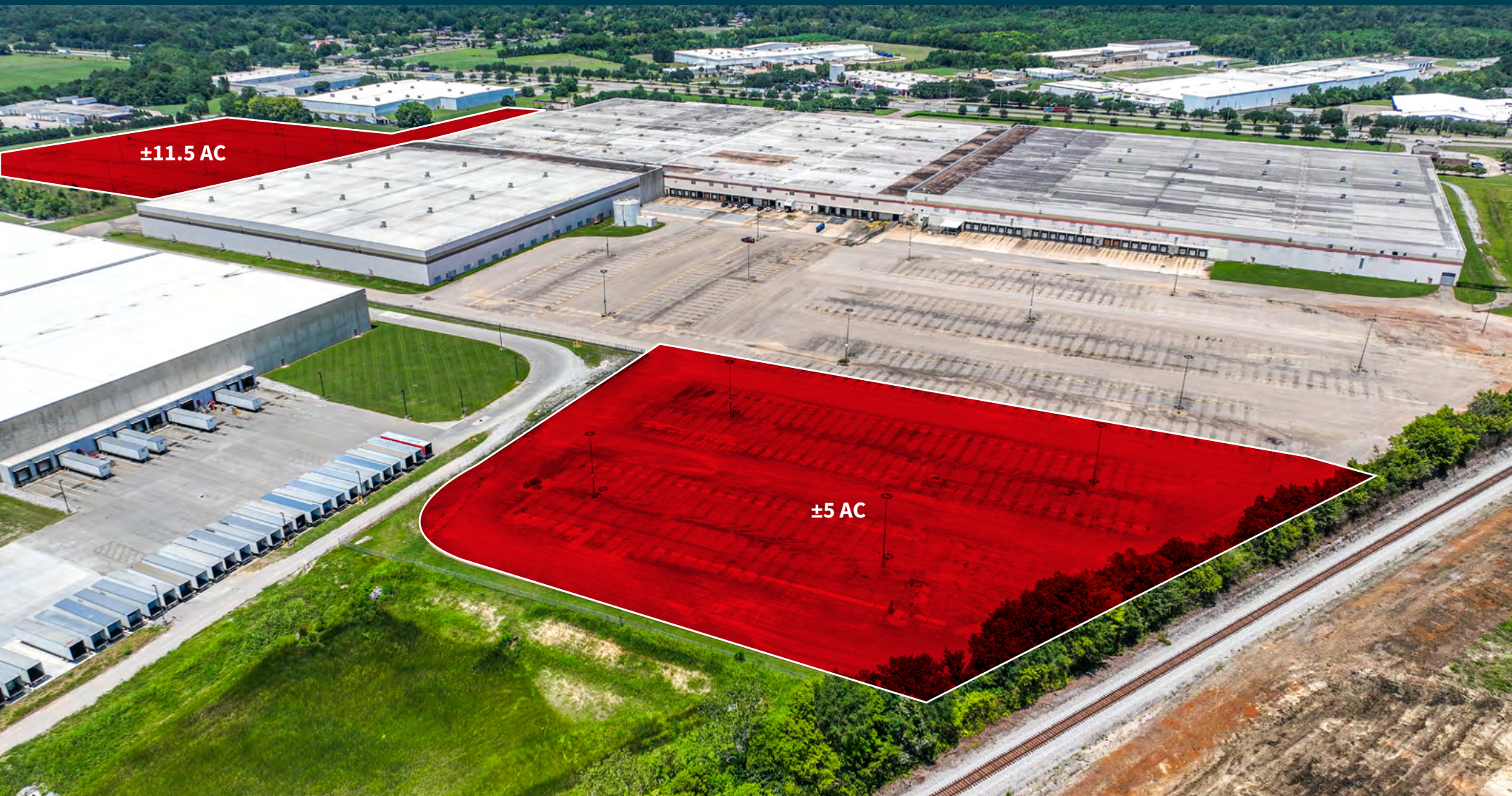
2855 Selma Hwy | Montgomery, AL



10.28.25

IOS OPPORTUNITY

- Paved, lit, secure Industrial Outdoor Storage
- ± 470 striped trailer spots
- Will subdivide
- Short-term leases available
- Call for Pricing



Drive Times



1.5 Miles to Airport

Montgomery Regional Airport



1.5 Miles to Highway

off I-65



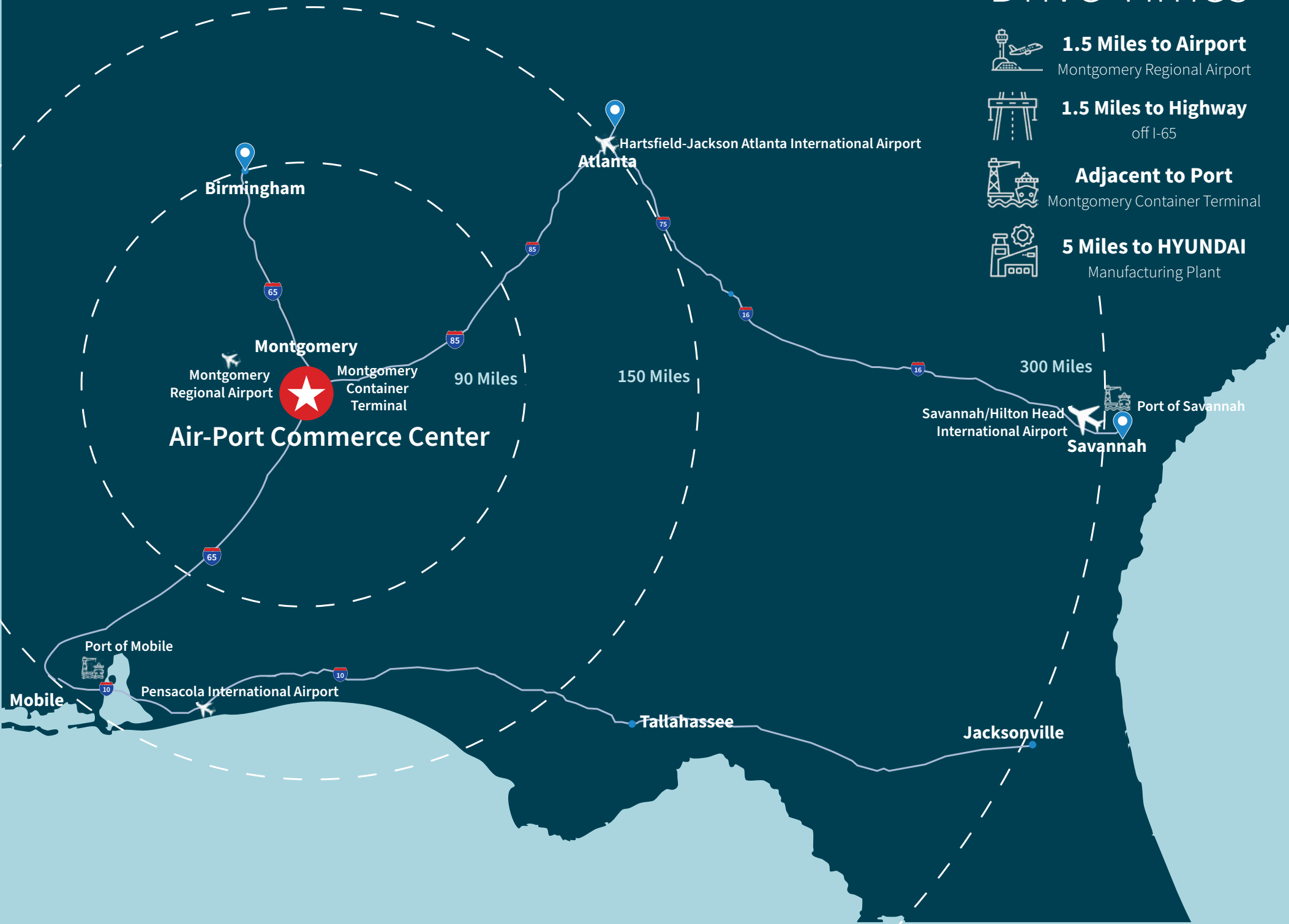
Adjacent to Port

Montgomery Container Terminal

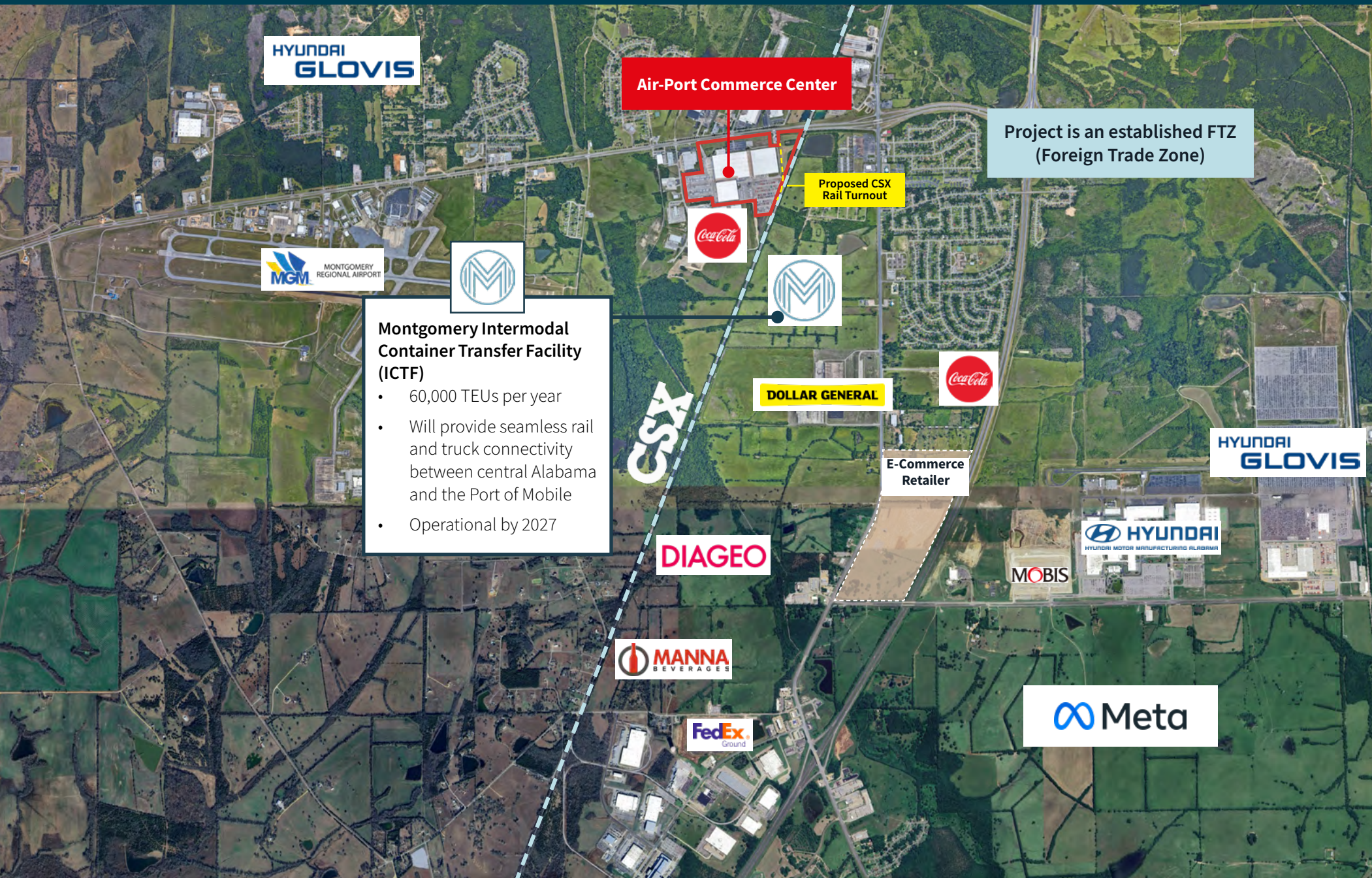


5 Miles to HYUNDAI

Manufacturing Plant



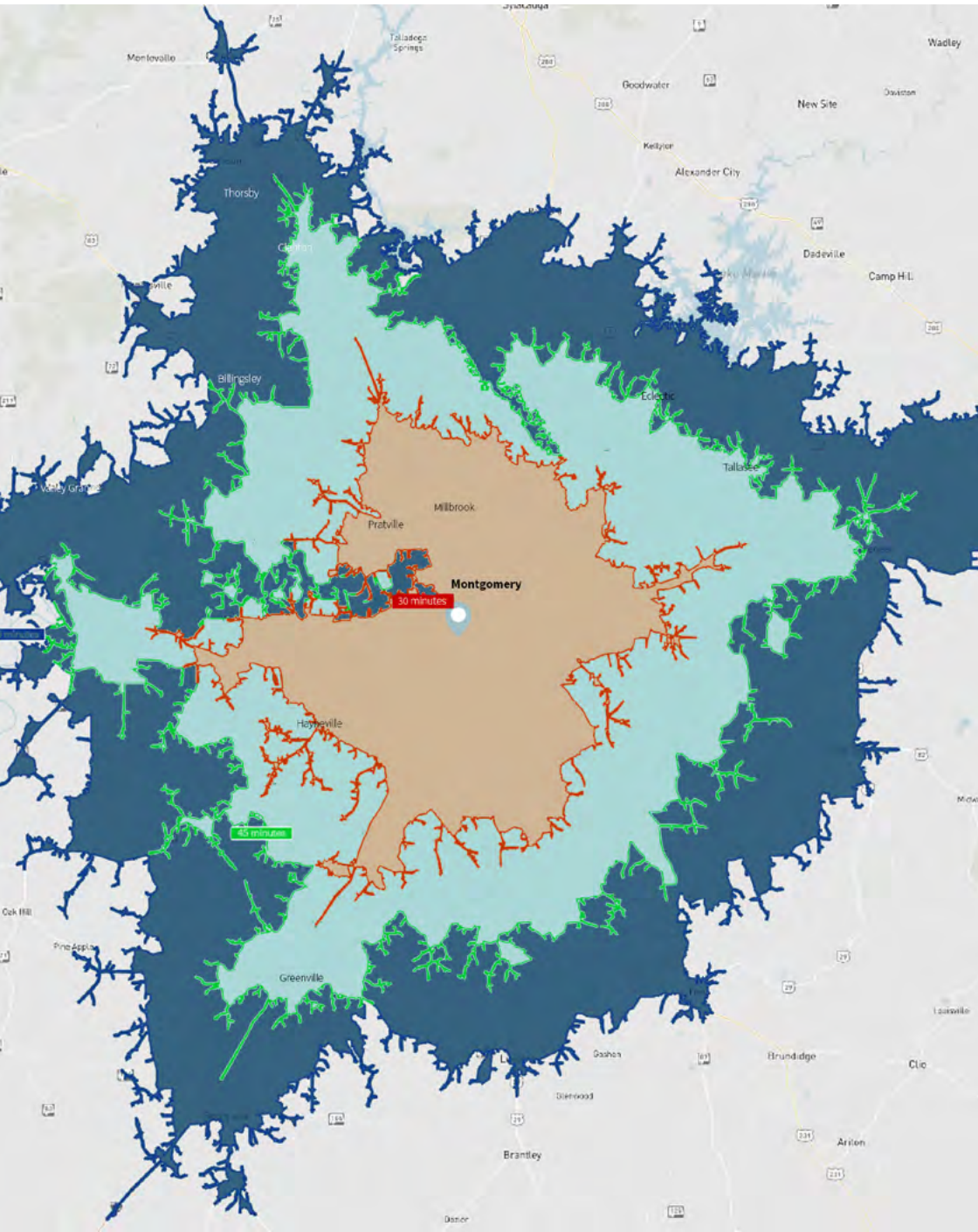
Connected where you need it most



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



Allen Garstecki
allen.garstecki@jll.com

Ryan Hoyt, SIOR
ryan.hoyt@jll.com

Jason Ovadia
Jason.ovadia@jll.com

251.301.7369
jll.com



Graham & Co

Ogden Deaton, SIOR
ogdend@grahamcompany.com

John Coleman, SIOR
johnc@grahamcompany.com

205.871.7100
grahamcompany.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.