

BUILDING 1 - CLASS A LUXURY FLEX SPACE SUMMIT COMMERCIAL PARK

2111 Veterans Drive , Decatur, AL 35601

FLEX SPACE FOR PRE-LEASE



GREG WALLACE
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Longleaf Realty
PARTNERS, LLC

"Creating Value in Commercial Real Estate"

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Lease Rate	\$15.00 SF/YR
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LOCATION INFORMATION

Building Name	Building 1 - Class A Luxury Flex Space
Street Address	2111 Veterans Drive
City, State, Zip	Decatur, AL 35601
County	Morgan

BUILDING INFORMATION

Building Size	16,200 SF
Building Class	A
Tenancy	Multiple
Number of Drive in Bays	1
Ceiling Height	20 ft
Gross Leasable Area	16,200 SF
Construction Status	Under construction

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Amenities	200 Amp 3-Phase power LED Lighting 6" 4,000 PSI Concrete 20' Ceiling Height Two offices, reception area, break area, and bathroom per unit Ample Parking

PARKING & TRANSPORTATION

Parking Ratio	6.67
Number of Parking Spaces	108



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This material is provided for marketing and pre-leasing purposes only. Plans, specifications, and timing are subject to change.

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,700 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit
Suite 2	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit
Suite 3	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit
Suite 4	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit
Suite 5	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit
Suite 6	Available	2,700 SF	Modified Gross	\$15.00 SF/yr	750-1500 SF of office, 1,200 - 1,950 SF of warehouse, reception area, bathroom, and oversized roll up door per unit

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PROPERTY DESCRIPTION

Summit Commercial Park is a master-planned industrial and flex development located off Veterans Drive in Decatur, Alabama. Developed by Rodan Development Co., the park is designed to accommodate a mix of Class A flex, light industrial, and service-oriented users within a cohesive, long-term ownership environment.

Building 1 represents the next phase of development within Summit Commercial Park. This is a newly constructed Class A luxury flex building designed for modern users seeking high-quality finishes, efficient layouts, and excellent access. The building is currently offered for pre-leasing. The building will consist of (6) 2,700 Sf suites each with 750-1,500 SF of office and 1,200 - 1,950 SF of warehouse with one oversized drive in door.

PROPERTY HIGHLIGHTS

- 2,700 SF suites
- Glass Storefront
- Oversized Drive in Door
- 200 Amp 3-Phase power
- LED Lighting
- 6" 4,000 PSI Concrete
- 20' Ceiling Height
- Two offices, reception area, break area, and bathroom per unit
- Ample Parking

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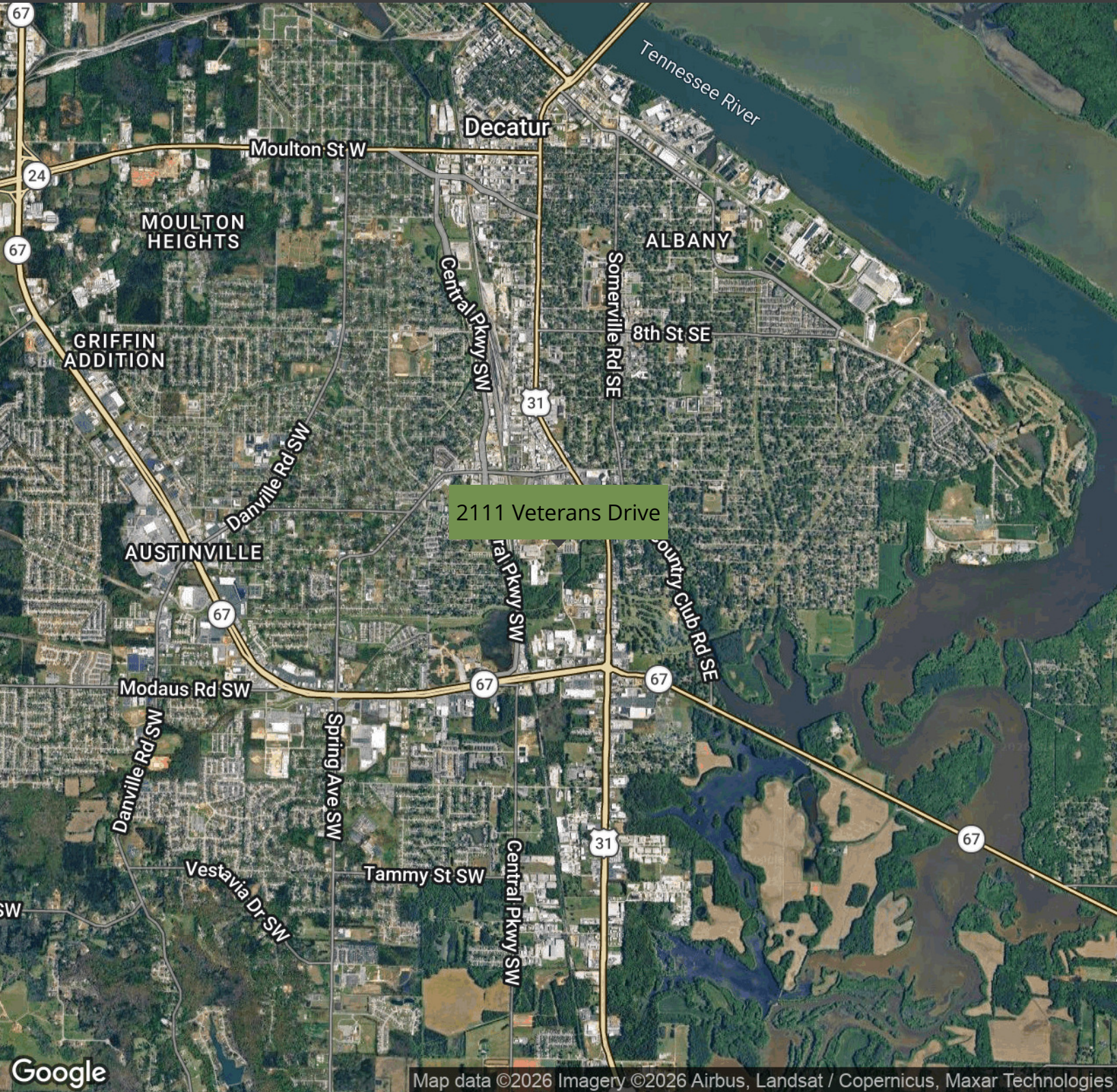
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