



**Carlson
Land
Services, Inc.**

Bullock County Manufacturing Facility

Offered by:

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

<http://www.carlsonlandservices.com/>

ecarlson@carlsonlandservices.com



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Services, Inc. POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Bullock County Manufacturing Facility

Location: Fitzpatrick, AL

Manufacturing Facility in Bullock County, AL

Location: Between Montgomery and Union Springs on Highway 82 in Bullock County.

1138 Highway 82. Fitzpatrick, AL 36029

This property features:

Approximately 48,000 square feet Commercial Warehouse building that is all heated and cooled. There are two buildings. Building 1 is approximately 7,000 sq. Ft. and Building 2 is approximately 41,000 sq. ft. There are 3 dock high loading docks and 2 grade level docks.

This building was a former manufacturing facility for specialty foods. The building has Food Safety Upgrades to SQF (Safe Quality Food) Levels II & III. The facility has been certified Organic and Kosher. There are parts of the building that Gluten Free products were made in and the USDA requirements were far exceeded.

The building has many offices, storage rooms, mechanical rooms, bathrooms and an employee break room.

The facility has a server onsite and all the computers and printers are networked together. The entire facility also has networked Wi-Fi and cameras.

Building 1- Built in 2009, Building 2- Built in 2013 and expanded in 2016

The property a large parking area and comprises 10 acres so there is room for expansion.

The property is conveniently located 23 miles south east of Montgomery, AL

Price: \$1,965,250.00

Contact: Eddie Carlson

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Driving Directions:

See maps. Shown by appointment only. Gates are locked- please call agent.



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