



Adam J. Metcalfe, SIOR

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FOR SALE

Location: 18361 Galileo Drive
Opp, AL
47± miles to Interstate 65
36± miles to Interstate 10
50± miles to Dothan

Size: 45,294± sf total
3,499± sf office

Year Built: 2009

Lighting: High bay LED

Fire Protection: Fully sprinkled with monitored alarm

Loading: 2 dock high doors
2 grade level doors
All electrically operated

Eave Heights: 23.5±' at eave
29.5±' at center

Other Amenities: 1600 amp, 3 phase main service
High capacity air compressor
Gas heat in warehouse
2,500± sf shed
Fully fenced with electric gate

Land Area: 6.37 acres

Purchase Price: \$2,070,000



The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.



FRONT VIEW



SOUTHWEST VIEW



TYPICAL OFFICE



CONFERENCE ROOM

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SOUTHEAST VIEW



OFFICE EXTERIOR

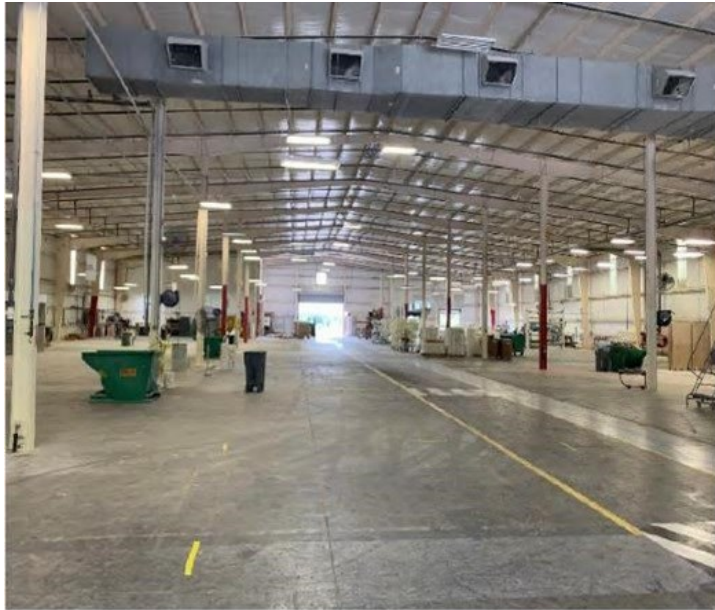


SHOP LOOKING SOUTH



OFFICE AREA

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SHOP LOOKING NORTH



PAINT BOOTHS



STORAGE SHED



PARKING LOT

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