

Metcalfe & Company, Inc.

Commercial & Industrial Real Estate Mobile, Alabama

FOR SALE Manufacturing Facility



For further information contact: Adam J. Metcalfe, SIOR 251-432-2600, 251-433-4478 fax adam@metcalfeco.com Location/Proximity: 1371 Hodgesville Road Dothan, AL Houston County 30± miles to Interstate 10 95± miles to Montgomery 200± miles to Atlanta 10± miles to Dothan Regional Airport 80± miles to NW Florida International Airport

Main Building:

 $227,400\pm$ square feet total $3,600\pm$ square feet main office $4,800\pm$ square feet plant office

Fab Building: 23,000± square feet, no utilities in place

Sheds: 17,000± square feet total

Construction: Structural steel, metal walls, white membrane roof over bar joists, 5+to 6+foundation

Ceiling Heights: 42q and 25q

Electrical:

7,800 Amps/480/277 Volts, no internal distribution other than to lighting and mechanical

Years built: 1971 and 1994

Lighting: 6 bulb, T-8 Fluorescents

Fire Protection: Fully sprinkled, Wet system, Fire Alarm

HVAC: HVAC in place in 1/2 of building, Freon evacuated Condensing units in place in 1/2 of building, no air handlers

Cranes: The building was equipped with bridge cranes that have been removed.

Loading: (5) Dock doors (9) Drive-in doors

Utility Providers: Water and Sewer. City of Dothan Electricity. City of Dothan Natural Gas. Southeast Gas District

Zoning: Light Industry & Heavy Industry

Additional Features: 340± parking spaces Site is fenced with guard shack

Land: Plant Site: 36± acres Excess Property: 48± acres

Purchase Price: \$2,500,000

Excess Property: \$250,000

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.