

## 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

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