



Metcalfe & Company, Inc.

Commercial & Industrial Real Estate
Mobile, Alabama

FOR SALE Manufacturing Facility



For further information contact:
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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± square feet total
3,600± square feet main office
4,800± 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: 42± and 25±

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