



OFFERING SUMMARY

Lease Rate:	\$4.25 SF/yr (Gross)
Building Size:	31,290 SF
Available SF:	31,290 SF

PROPERTY OVERVIEW

Building 2 is subdividable into TWO sections, section ONE is 15,750 SF & section TWO is 15,540 SF for a total of 31,290 SF. There are loading docks located at the front and rear of the building. Ceiling height is 16' to 16'6". A large office is located at the front section of the available space. For more information contact Paul Hodges at 334-315-1382 or Don Varnum at 334-685-1862.

LOCATION OVERVIEW

37 miles from Interstate 10 Exit 130
84 miles from Panama City Port Authority Via Highway 231 North
109 miles to Montgomery, AL via Highway 231 South
186 miles to Alabama State Port Authority via Interstate 10
208 miles from Atlanta, GA

PROPERTY HIGHLIGHTS

- 31,290 SF
- Large Office Area
- Loading Docks at the Front & Rear
- Drive in door
- Sprinkler System

119 ANDERSON CT. - BUILDING 2 | INDUSTRIAL PROPERTY FOR LEASE

INTERIOR PHOTO



PAUL HODGES
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334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

119 ANDERSON CT. - BUILDING 2 | INDUSTRIAL PROPERTY FOR LEASE

AERIAL PHOTO



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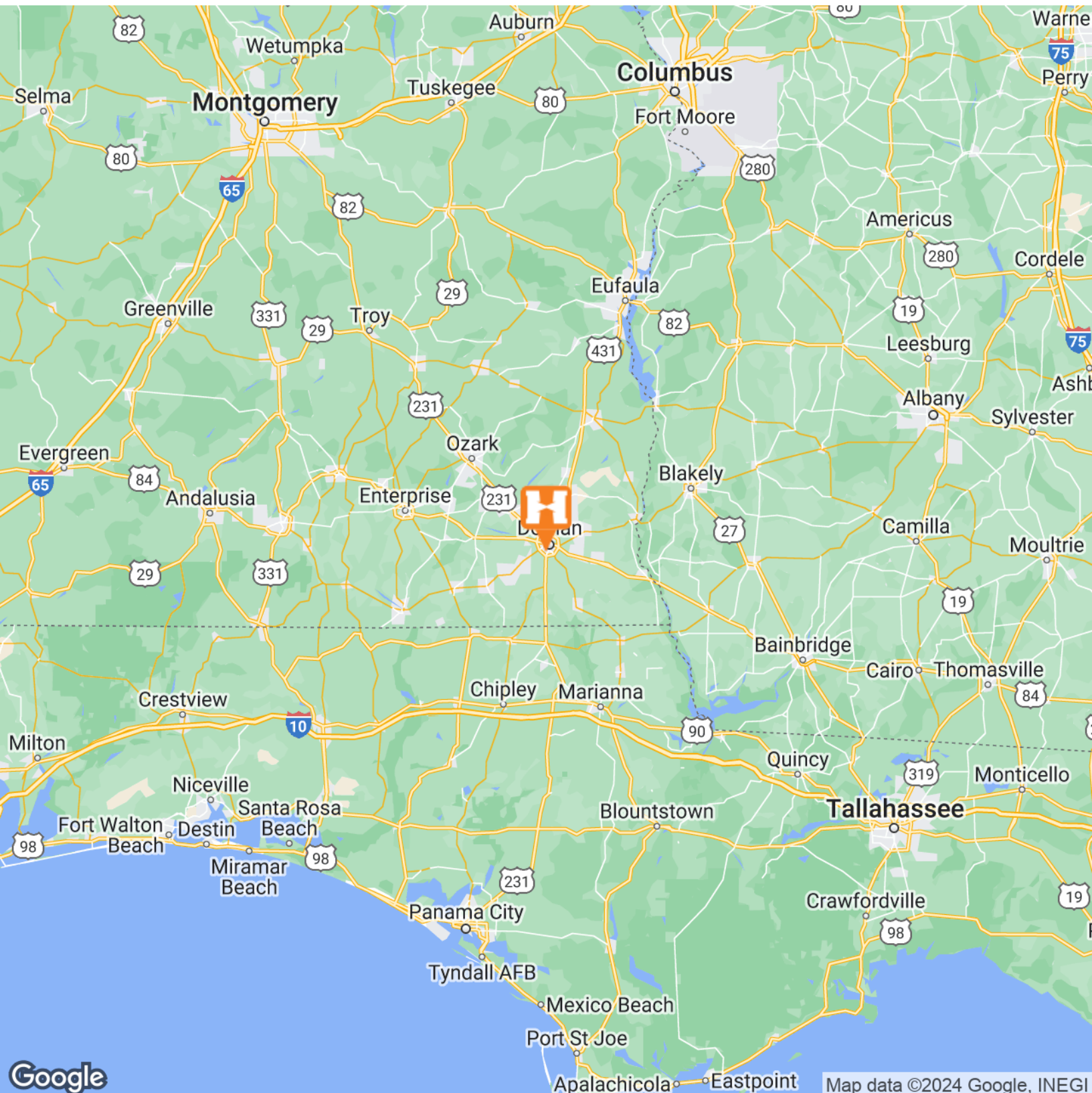
119 ANDERSON CT. - BUILDING 2 | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



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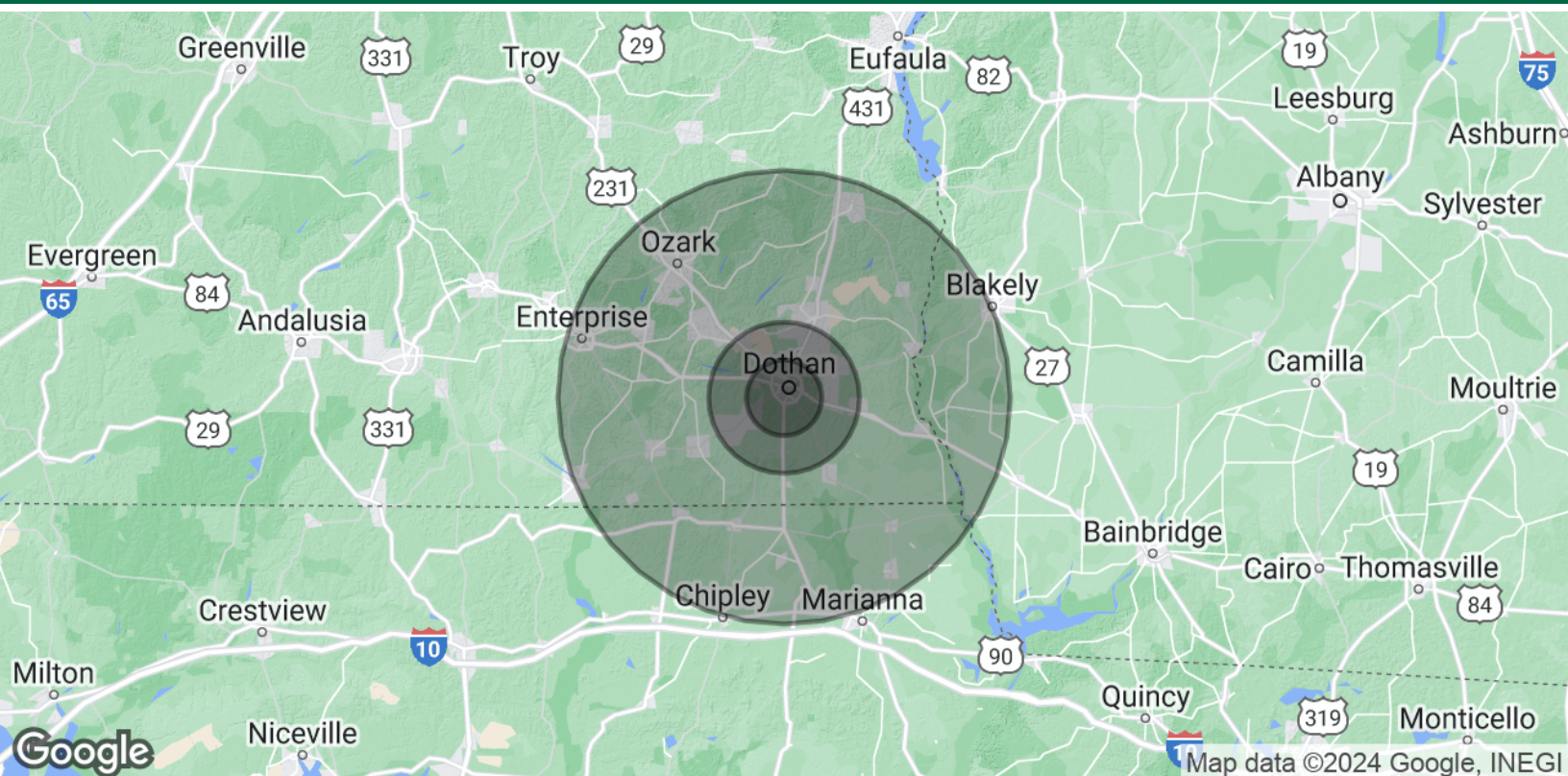
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DEMOGRAPHICS MAP & REPORT



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POPULATION

	5 MILES	10 MILES	30 MILES
Total Population	61,852	100,681	248,413
Average Age	39.2	39.6	40.2
Average Age (Male)	36.5	37.2	38.6
Average Age (Female)	41.4	41.5	41.7

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	30 MILES
Total Households	28,767	45,229	112,044
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$55,801	\$58,821	\$54,650
Average House Value	\$137,371	\$143,712	\$134,679

* Demographic data derived from 2020 ACS - US Census

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