

WIREGRASS WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE
119 ANDERSON CT. DOTHAN, AL



OFFERING SUMMARY

Lease Rate:	\$4.25 - 4.80 SF/yr (Gross)
Available SF:	10,000 - 104,334 SF
Building 2:	30,800 SF
Building 3:	19,200 SF
Building 4:	14,520 SF
Building 9A:	10,000 SF
Building 12A & 15:	29,814 SF

PROPERTY OVERVIEW

Wiregrass Warehouse is strategically located in the Southeast corner of Alabama, positioning Dothan as an excellent distribution, manufacturing, retail center or storage. Dothan is located 35 miles from I-10 and is served by three four-lane highways and three rail systems. U.S. Highways 231, 84, 431, and Alabama Highways 52, 53, 203, and 211 all converge in Dothan. New LED lighting throughout.

The total square footage available is 104,334 of versatile floor area with more coming available soon. Ample parking, high ceilings, and customizable layouts (subdividable.), this property offers a professional and accommodating environment for your operations. The property is located for maximum exposure and accessibility. The prime commercial space is a gateway to enhancing your business presence. Embrace the opportunity to establish your enterprise in a dynamic setting that embodies professionalism and potential. Elevate your operations at 119 Anderson Court. For more information on becoming a tenant contact Paul Hodges at 334-315-1382 or Don Varnum at 334-685-1862.

PROPERTY HIGHLIGHTS

- Customizable layouts to fit your business needs
- Ample parking for clients and employees
- Ideal for a variety of business operations
- Prime commercial space for lease
- High ceilings

PAUL HODGES
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*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.

LEASE SPACES



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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	10,000 - 104,334 SF	Lease Rate:	\$4.25 - \$4.80 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2	Available	30,800 SF	Gross	\$4.25 SF/yr	Building 2 is subdividable into TWO sections, section ONE is 15,400 SF & section TWO is 15,400 SF for a total of 30,800 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.
Building 3	Available	19,200 SF	Gross	\$4.80 SF/yr	Building offers 19,200 SF, ceiling height is 18'4"
Building 4	Available	14,520 SF	Gross	\$4.80 SF/yr	Building 4 is 14,520 SF and features one drive-in door, 19' ceilings and column spacings 20' x 40'. Building dimensions are 181.5' x 80'. Located strategically in the Southeast corner of Alabama, Dothan is an excellent distribution, manufacturing, and retail center. Dothan is served by three four-lane highways U. S. Highways 231, 84, 431, and Alabama Highways 52, 53, 203, and 211 all converge in Dothan.
Building 9A	Available	10,000 SF	Gross	\$4.80 SF/yr	This space features 10,000 SF, 14' high ceilings, small offices, and 4 docks. Located strategically in the Southeast corner of Alabama, Dothan is an excellent distribution, manufacturing, and retail center. Dothan is served by three four-lane highways U. S. Highways 231, 84, 431, and Alabama Highways 52, 53, 203, and 211 all converge in Dothan. This warehouse features NEW LED lighting throughout.
Buildings 12A & 15	Available	29,814 SF	Gross	\$4.25 SF/yr	29,814 SF of Industrial Warehouse space available now!! Located strategically in the Southeast corner of Alabama, Dothan is an excellent distribution, manufacturing, and retail center. Dothan is located 35 miles from I-10 and is served by three four-lane highways and three rail systems. U.S. Highways 231, 84, 431, and Alabama Highways 52, 53, 203, and 211 all converge in Dothan. This area of the warehouse has three 5-ton cranes, ceiling heights are 23 feet. One inside dock, one outer dock and one elevated dock. Great for manufacturing or storage area. Can be subdivided.

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ADDITIONAL PHOTOS

INDIVIDUAL SPECIFICATIONS

SYMBOLS LEGEND	
	RAILROAD TRACKS
	FORMER RAILROAD SPUR CAN BE MADE SERVICEABLE
	SPRINKLER VALVE HOUSE
	SPRINKLER VALVE RISER
	FIRE HOSE HOUSE
	TRANSFORMER ON UTILITY POLE
	BUILDING ADDITION (IMAGINARY DIVISIONS)
	MASONRY CONST./LOAD BEARING WALL
	LIGHT PARTITION FRAMING
	CHAIN LINK FENCE

2

Size: 30,800 square feet (subdividable)
Ceiling Heights: 16' – 16'6"
Column Spacing: 20' X 35'
Construction: Concrete block walls
Trucking: 12' loading dock with 3 doors, 1 drive-in door
Sprinkler: 100% Wet
Lighting: LED

3

Size: 19,200 square feet (800 SF of office)
Ceiling Heights: 18'4"
Column Spacing: 20' X 35'
Construction: Concrete block walls, 5" reinforced concrete floor
Sprinkler: 100% Wet
Lighting: LED

4

Size: 14,520 square feet
Ceiling Heights: 19'
Column Spacing: 20' X 40'
Construction: Concrete block walls, 5" reinforced concrete floor
Trucking: 1 drive-in door
Sprinkler: 100% Wet
Lighting: LED

9A

Size: 10,000 square feet
Ceiling Heights: 14'
Column Spacing: 20' X 20' & 60' X 262'
Construction: Concrete block walls, 5" reinforced concrete floor
Trucking: 1 drive-in door
Sprinkler: 100% Wet
Lighting: LED and skylights

12A

15

Size: 29,814 square feet
Ceiling Heights: 23'
Column Spacing: 40' X 228'
Construction: Concrete block walls
Trucking: 1 dock/drive-through platform door
Sprinkler: 100% Wet
Lighting: LED
Crane: Three 5-ton Shephard Niles cranes

Available for Lease

Total SF Available: 104,334

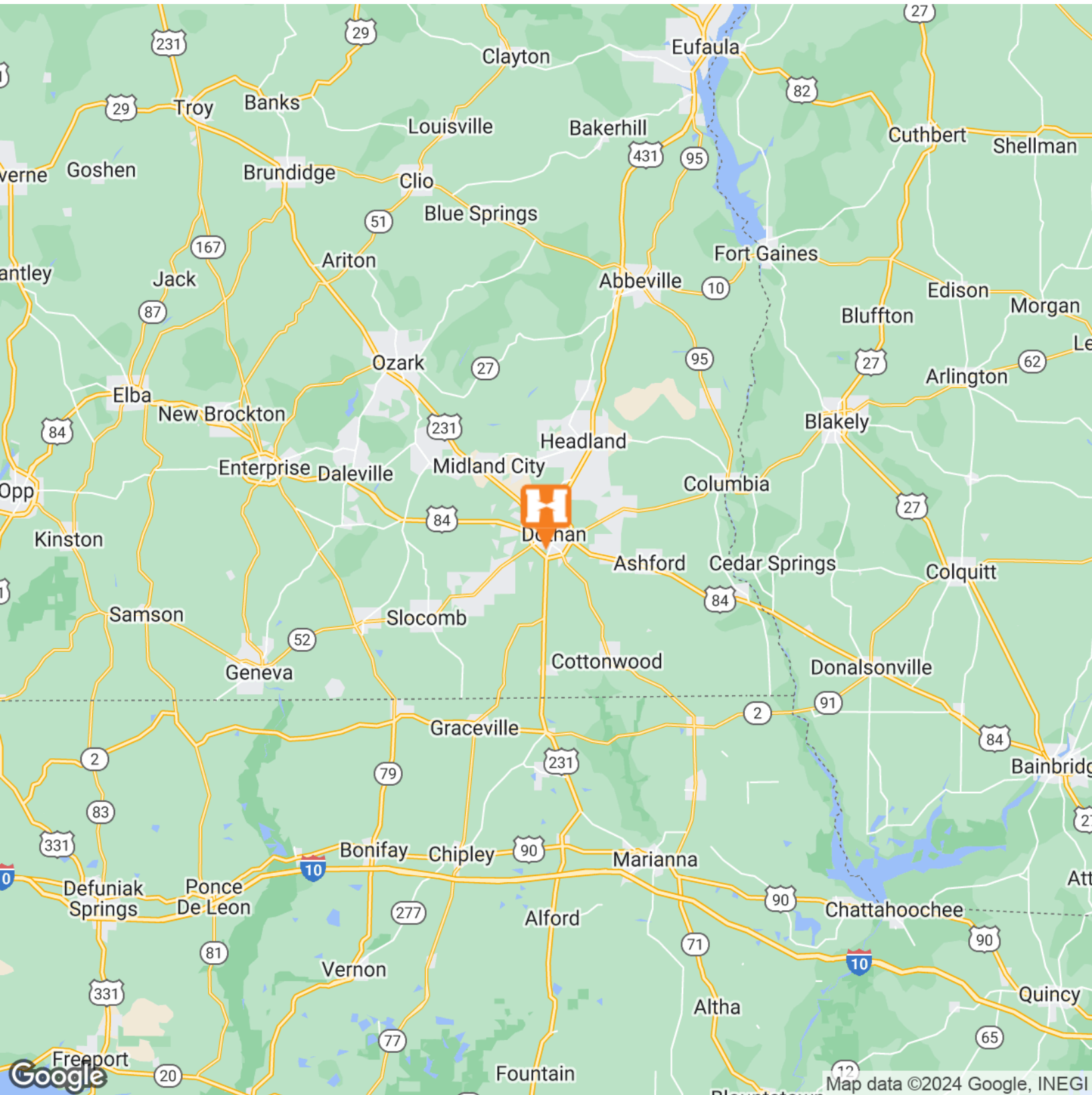
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LOCATION MAP



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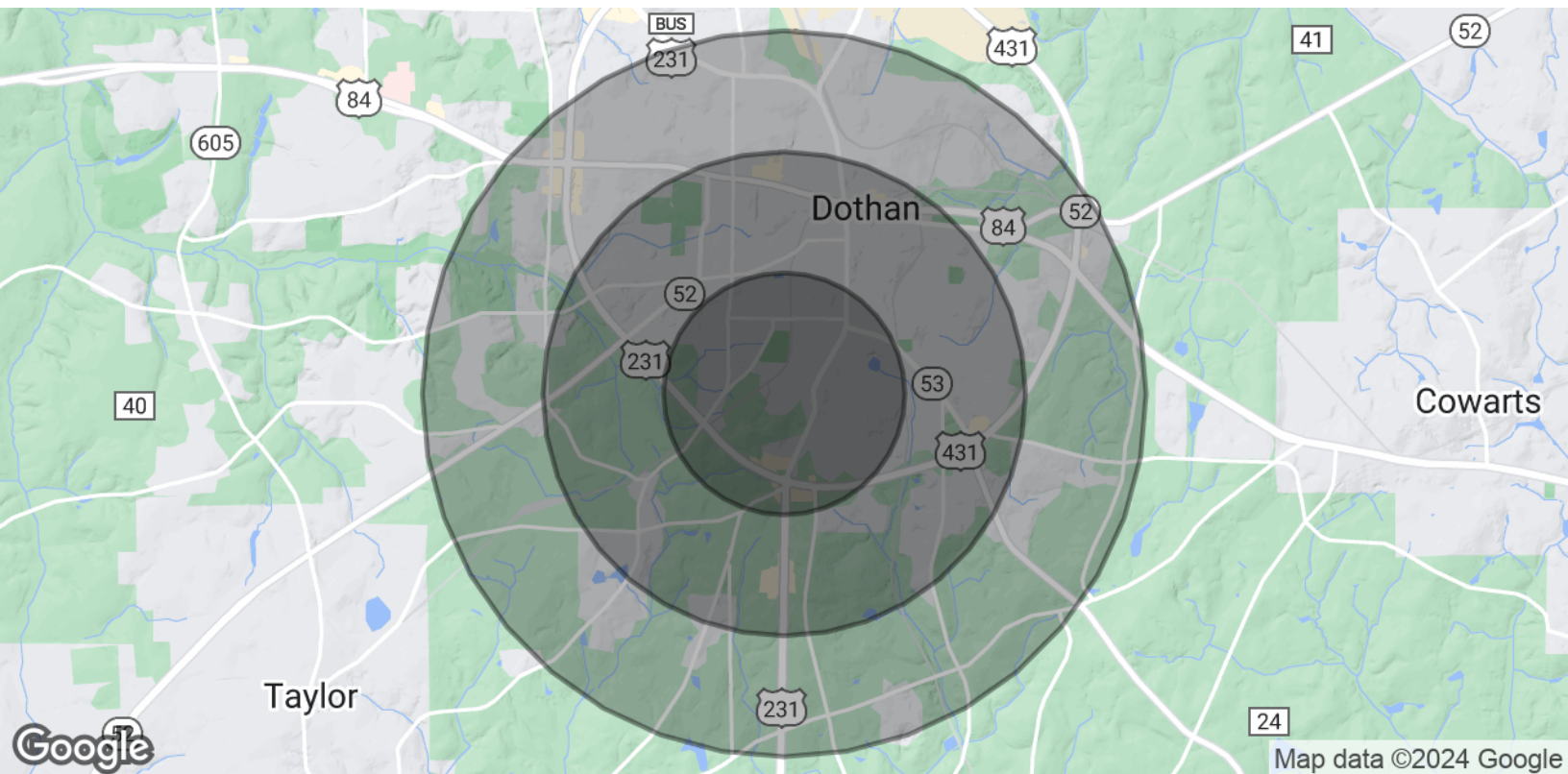
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,245	19,222	33,979
Average Age	40.5	39.1	39.3
Average Age (Male)	37.2	36.8	37.0
Average Age (Female)	41.8	40.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,464	9,366	16,165
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$38,981	\$42,206	\$49,018
Average House Value	\$87,280	\$106,037	\$120,839

* Demographic data derived from 2020 ACS - US Census

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