

DOTHAN, AL 36303
251 KELLEY DR



DAVID R CORNELIUS,
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AL #000086953-0
FORREST & FIELDS CRE
1050 WEST MAIN STREET
DOTHAN, AL 36301



CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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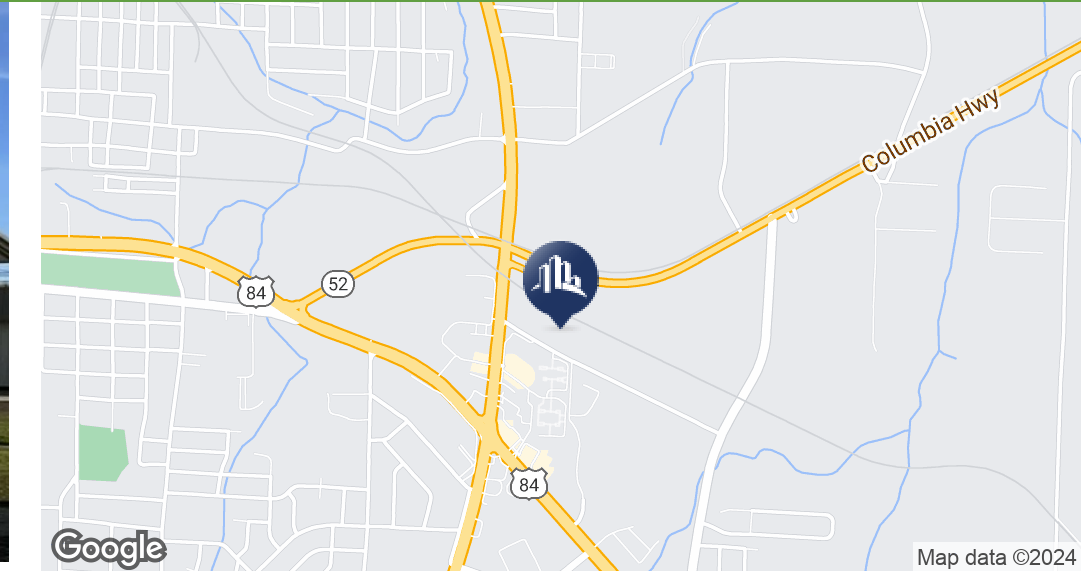
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	13,000 SF
Lot Size:	78,042 SF
Price / SF:	\$55.77
Year Built:	1982
Zoning:	Mixed Use District - 2

PROPERTY OVERVIEW

For Sale

PROPERTY HIGHLIGHTS

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PROPERTY DESCRIPTION

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For Sale

LOCATION DESCRIPTION

This steel frame construction building spans approximately 13,000 square feet of warehouse and office space, strategically positioned on Kelley Drive in Dothan, AL. Situated a mere 700 feet from the bustling traffic circle, this property is easily accessible, making it an ideal location for businesses seeking access to both the Ross Clark Circle, and the new Amazon Distribution Facility currently in development.

Key Features:

- **Strategic Location:** Positioned on Kelley Drive, this property occupies a coveted spot within Dothan's thriving commercial landscape, offering easy access to major thoroughfares and essential amenities.
- **Proximity to Amazon Distribution Facility:** Positioned on the same street as the highly anticipated Amazon Distribution Facility currently in development, this property presents an unparalleled opportunity for businesses looking to capitalize on the area's growth and economic potential.
- **Versatile Space:** With approximately 13,000 square feet of versatile space, the property provides ample room for customization, catering to a wide range of commercial ventures and business needs.
- **Convenient Access:** Enjoy seamless access to major transportation routes and key destinations, thanks to the property's strategic location near the traffic circle and other major arteries.
- +/- 1.79 Acres with fenced in lay down yard

CONSTRUCTION DESCRIPTION

Steel Frame with metal sides and roof.



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PROPERTY DESCRIPTION // 4



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ADDITIONAL PHOTOS



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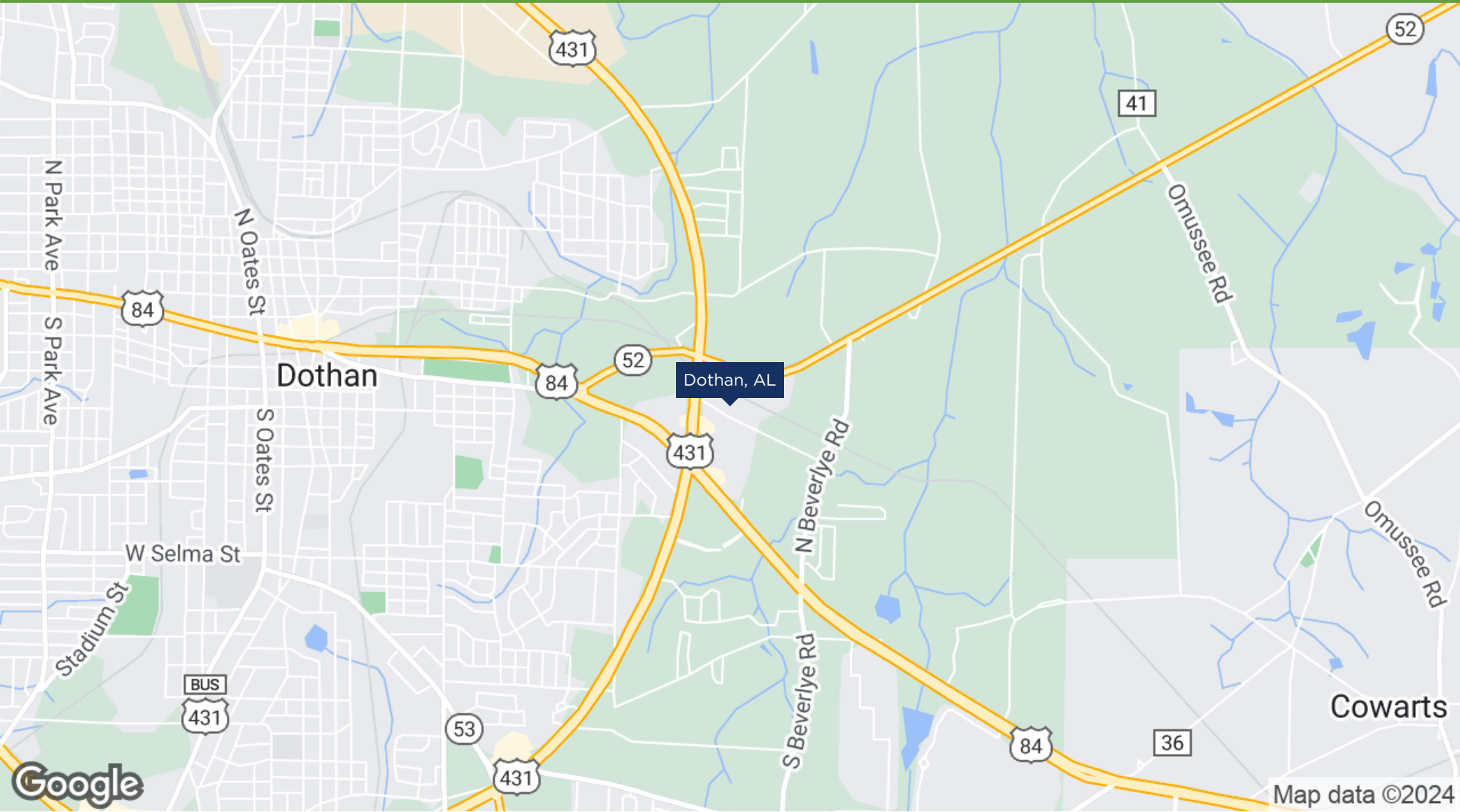
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REGIONAL MAP



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LOCATION MAP



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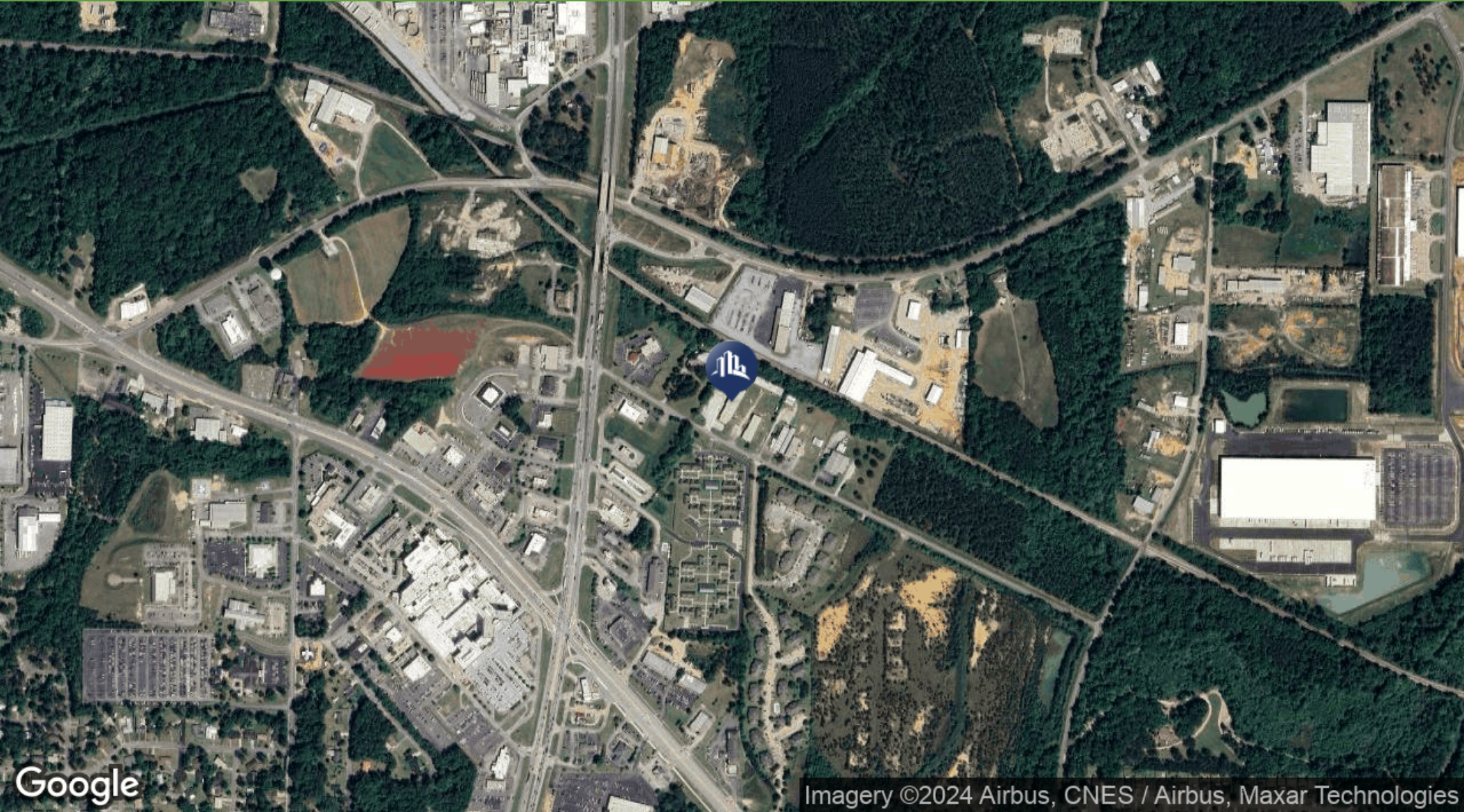
LOCATION MAP // 7



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AERIAL MAP



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ADVISOR BIO & CONTACT 1

DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

1050 West Main Street
Dothan, AL 36301
T 334.685.1276
david@forrestandfields.com
AL #000086953-0

PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem-solving skills. He brings over 20 years of experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, broker's license in Alabama and Georgia. Also, David has 28 years of property & casualty insurance experience, and currently managing over 600 residential doors.

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers
- Certified Property Manager

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