

# FOR SALE | NNN LEASED INVESTMENT OPPORTUNITY

**±42,200 SF  
4.9 ACRES**

3406 SANDFORT ROAD  
PHENIX CITY, AL 36869

**CB** COLDWELL BANKER

KENNON, PARKER,  
DUNCAN & DAVIS



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM



Well-positioned property with updated warehouse facilities and versatile layouts ideal for industrial or commercial users. The site includes substantial parking and convenient truck access, supporting efficient logistics and operations.

**±42,200 SF**  
BUILDING SIZE



**PURCHASE PRICE** **\$1,175,000.00**

## SALE LEASEBACK

**\$8,750.00**  
**PER MONTH**

**TRUE NNN LEASE**

**8 YEAR INITIAL TERM**

- **2.5% ANNUAL INCREASES**
- **OPTIONS: (2) 5 YEAR TERMS**

*WITH ANNUAL INCREASES DETERMINED UPON THE  
THEN CURRENT FAIR MARKET VALUE*

**COLUMBUS  
FT MOORE  
PHENIX CITY  
AUBURN**

**MARKET**  
WITHIN 60 MILES  
OR LESS



**COLDWELL BANKER**

KENNON, PARKER,  
DUNCAN & DAVIS



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM

# TENANT OVERVIEW



The Memory Company, LLC is a well-established, privately held corporation headquartered in Phenix City, Alabama. As a premier designer and marketer of licensed sports-themed gifts, collectibles, and home décor, the company has built a strong national reputation for creativity, quality, and brand authenticity. Recognized for its innovative product development and long-standing industry relationships, The Memory Company delivers a diverse portfolio of trend-forward, heirloom-quality merchandise to major retailers across the country. Its proven track record, brand strength, and operational stability make it a highly reliable and desirable tenant for long-term investment.

## EXTENSIVE LICENSED PORTFOLIO



The company holds licenses from major collegiate and professional sports leagues (e.g., NCAA, NFL, MLB, NBA) and other iconic brands — enabling broad access to team-branded consumer goods.

## INNOVATIVE PRODUCT DEVELOPMENT



The Memory Company is recognized for creating trend-forward, heirloom-quality goods that go beyond standard merchandise — blending function, décor and collectible appeal.

## DIVERSE PRODUCT CATEGORIES



Products span drinkware, lighting, kitchen, home & office décor, outdoor items, personalized merchandise and more — offering retailers a wide array of SKUs

## STRONG RETAIL & BRAND RECOGNITION



With a track record of delivering licensed collectibles across major sports and lifestyle brands, the company is a reliable partner for retailers seeking quality, on-trend branded goods.

## QUALITY + AUTHENTICITY FOCUS



Emphasizing authentic licensing, functional design and heirloom quality, the company positions its goods as meaningful keepsakes — which supports stronger brand loyalty and margin potential.



KENNON, PARKER,  
DUNCAN & DAVIS

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. [The information provided is sourced from reliable parties but is not guaranteed. Square footage, acreage, and property details are approximate and should be verified by the Buyer or Lessee, who assumes all risk for inaccuracies. For exact measurements, a boundary survey or professional assessment is recommended. Properties are subject to change or withdrawal without notice.



# PROPERTY FEATURES

## FEATURES

- Newly Renovated Office
- 25 Convenient Parking Spaces
- Spacious Lot for Truck Parking & Turnaround
- 240/408v 3-phase power with 2 internal transformers
- 14' clear height, 4 docks, 2 drive doors
- Office space includes private offices



 **SCAN HERE**  
**FOR DRONE FOOTAGE**



KENNON, PARKER,  
DUNCAN & DAVIS

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided is sourced from reliable parties but is not guaranteed. Square footage, acreage, and property details are approximate and should be verified by the Buyer or Lessee, who assumes all risk for inaccuracies. For exact measurements, a boundary survey or professional assessment is recommended. Properties are subject to change or withdrawal without notice.



ERNEST SMALLMAN IV

# PRIME LOCATION PERSPECTIVE



250-260 MILES DRIVE  
DISTANCE TO THE PORT  
OF MOBILE, MOBILE,  
ALABAMA



COLUMBUS  
METROPOLITAN  
AIRPORT (CSG)



U.S. ROUTE 80, U.S.  
ROUTE 280 AND  
U.S. ROUTE 431



COLDWELL BANKER

KENNON, PARKER,  
DUNCAN & DAVIS



## NEARBY LOCATIONS

### ADDITIONAL RETAILERS

- HWY 431 & HWY 280
- Chattahoochee Valley Community College
- Renfroe's Market
- BP
- Marathon
- Subway
- Downtown Columbus



HIGHWAY 280

2.2 MILES



HIGHWAY 431

3.3 MILES



COLUMBUS, GEORGIA

3.7 MILES



FORT MOORE, GEORGIA

13 MILES



OPELIKA, ALABAMA

28 MILES



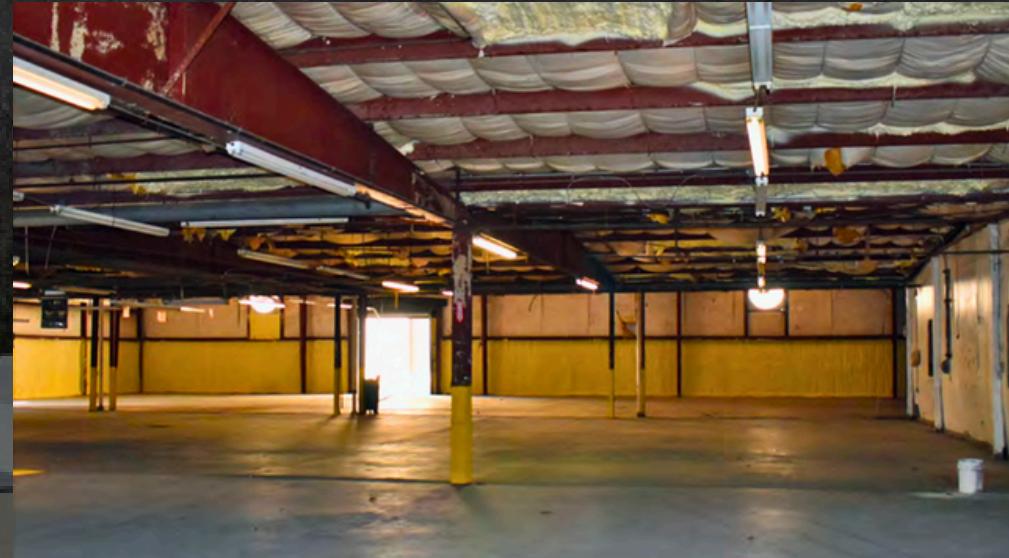
FT MITCHELL, ALABAMA

8 MILES



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM

# PROPERTY PHOTOS

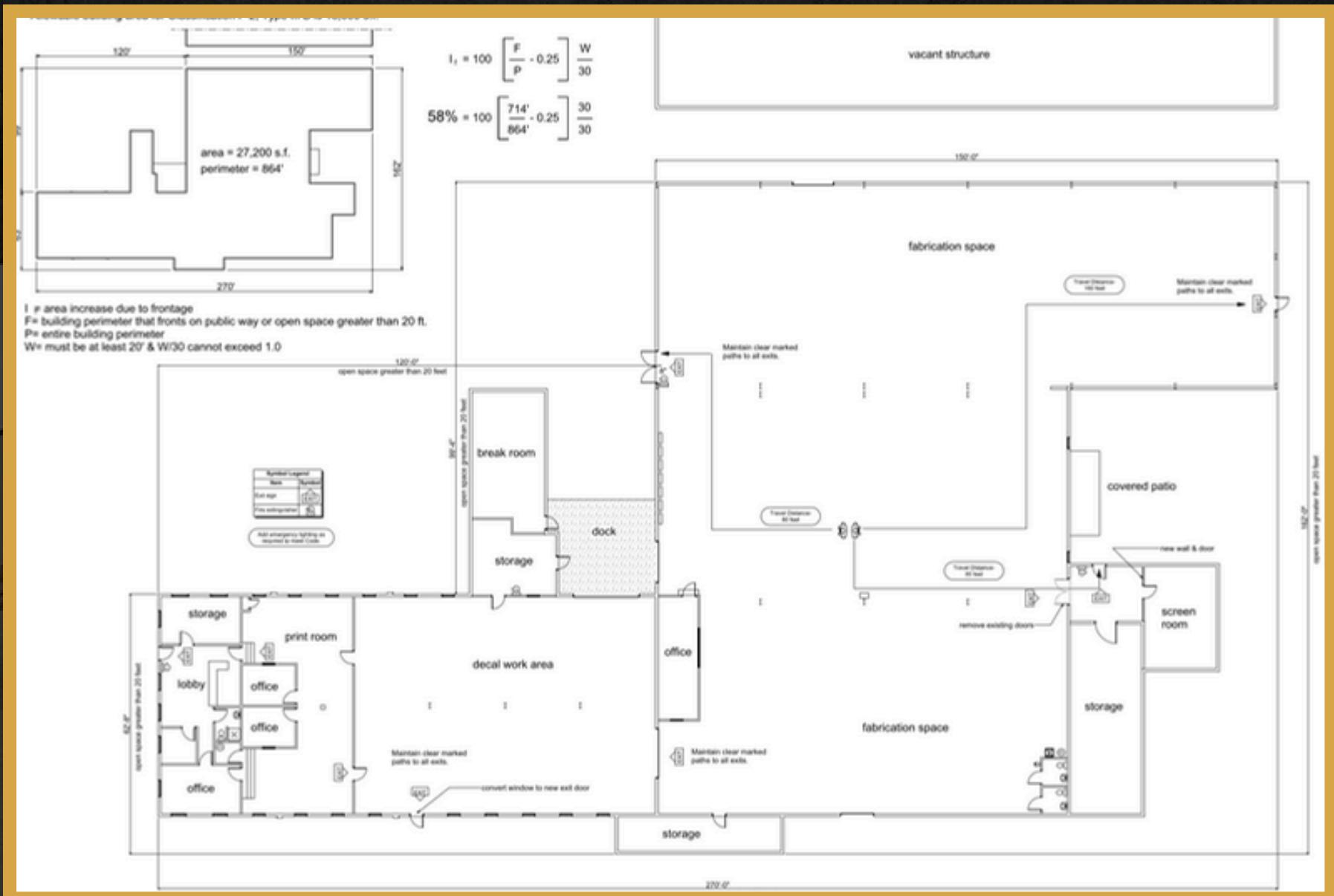


COLDWELL BANKER

KENNON, PARKER,  
DUNCAN & DAVIS

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The information provided is sourced from reliable parties but is not guaranteed. Square footage, acreage, and property details are approximate and should be verified by the Buyer or Lessee, who assumes all risk for inaccuracies. For exact measurements, a boundary survey or professional assessment is recommended. Properties are subject to change or withdrawal without notice.

# FLOOR PLAN





# ERNIE SMALLMAN

1025 1st Ave | Columbus, GA 31901 | 706-888-6651



706-888-6651 (Cell)  
706-256-1500 (Office)



ernie@erniesmallmancre.com

<https://www.erniesmallman.com/>

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Ernie is also a graduate from Auburn University where he earned a Master's in Real Estate Development (2025), making his commitment to growth evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.



COLDWELL BANKER

KENNON, PARKER,  
DUNCAN & DAVIS