

WIREGRASS WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

119 ANDERSON CT. DOTHAN, AL



OFFERING SUMMARY

Lease Rate:	\$4.25 - 4.80 SF/yr (Gross)
Available SF:	412,166 +/- SF

PROPERTY OVERVIEW

Dothan Mega Space – 412,166 SF Immediately Available Discover Dothan's Largest Available Industrial Space – Ideal for regional Operations. This industrial and commercial property in Dothan, Alabama, is designed for efficiency and connectivity, offering flexible space options up to 412,166 SF. Strategically positioned just 35 miles from I-10 and served by U.S. Highways 231, 84, and 431, plus multiple Alabama state routes, the property provides excellent regional access for businesses serving local, regional, and national markets. Building 1 features an on-site rail spur that could expand shipping and distribution options. The property also benefits from three active regional rail systems, further enhancing logistics flexibility. Recent and upcoming improvements, including a brand-new roof and all-new LED lighting, ensure reliability and long-term cost savings. High ceilings, expansive column spacing, and full sprinkler coverage make this facility ready to support a wide range of industrial, warehousing, and distribution users. Available now. For more information or to schedule a showing, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- **412,166 SF of flexible, subdividable industrial space**
- **Strategic location:** 35 miles from I-10 with access to major highways and state routes
- **Rail connectivity:** On-site rail spur (potential to expand shipping) + three active regional rail systems
- **Industrial-ready design:** High ceilings, expansive column spacing, and full sprinkler coverage
- **Versatile use:** Ideal for industrial, warehousing, distribution, or regional operations

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

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

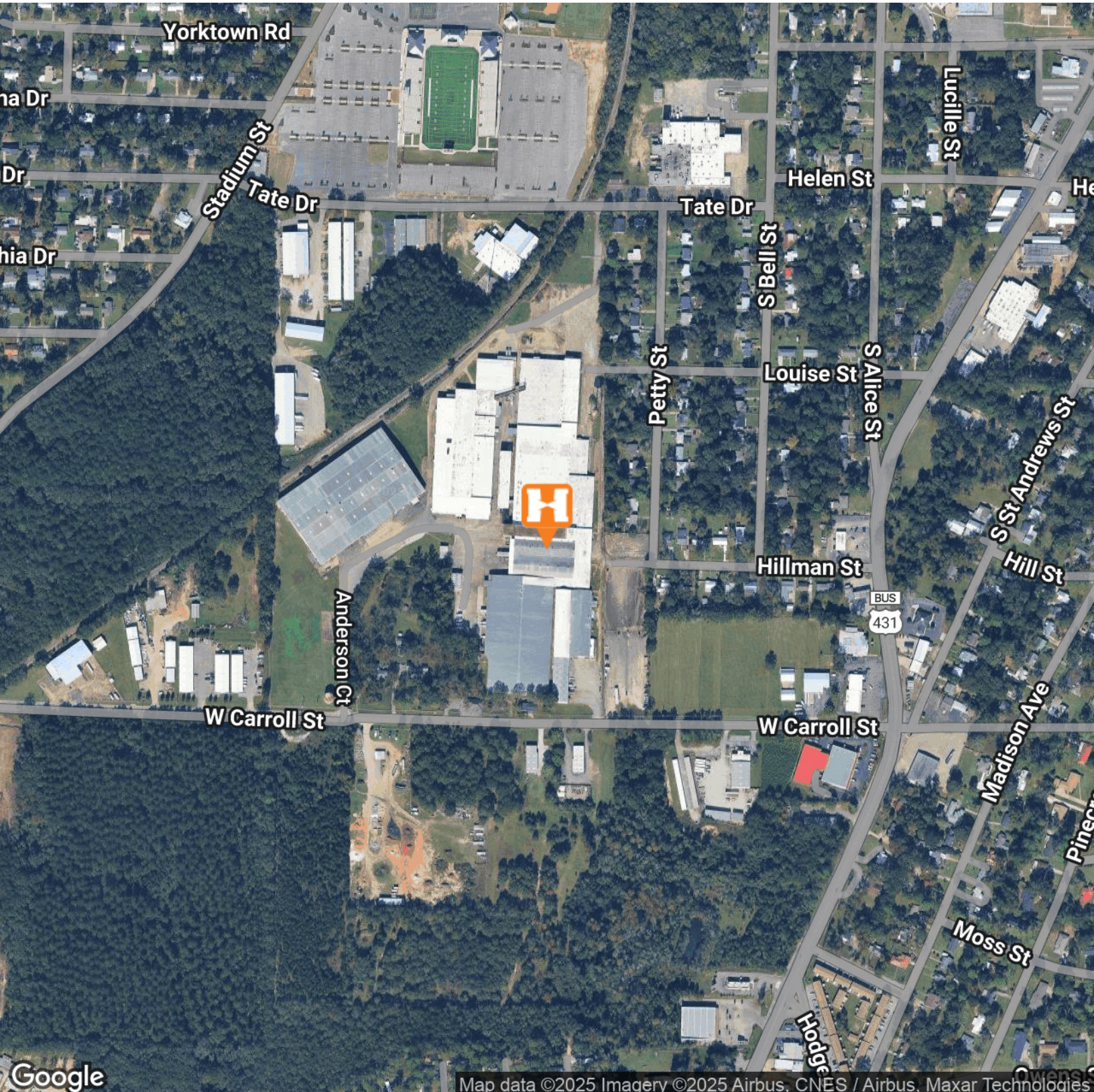
*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

CSX INDUSTRIAL DEVELOPMENT



119 ANDERSON CT. - WIREGRASS WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

AERIAL MAP



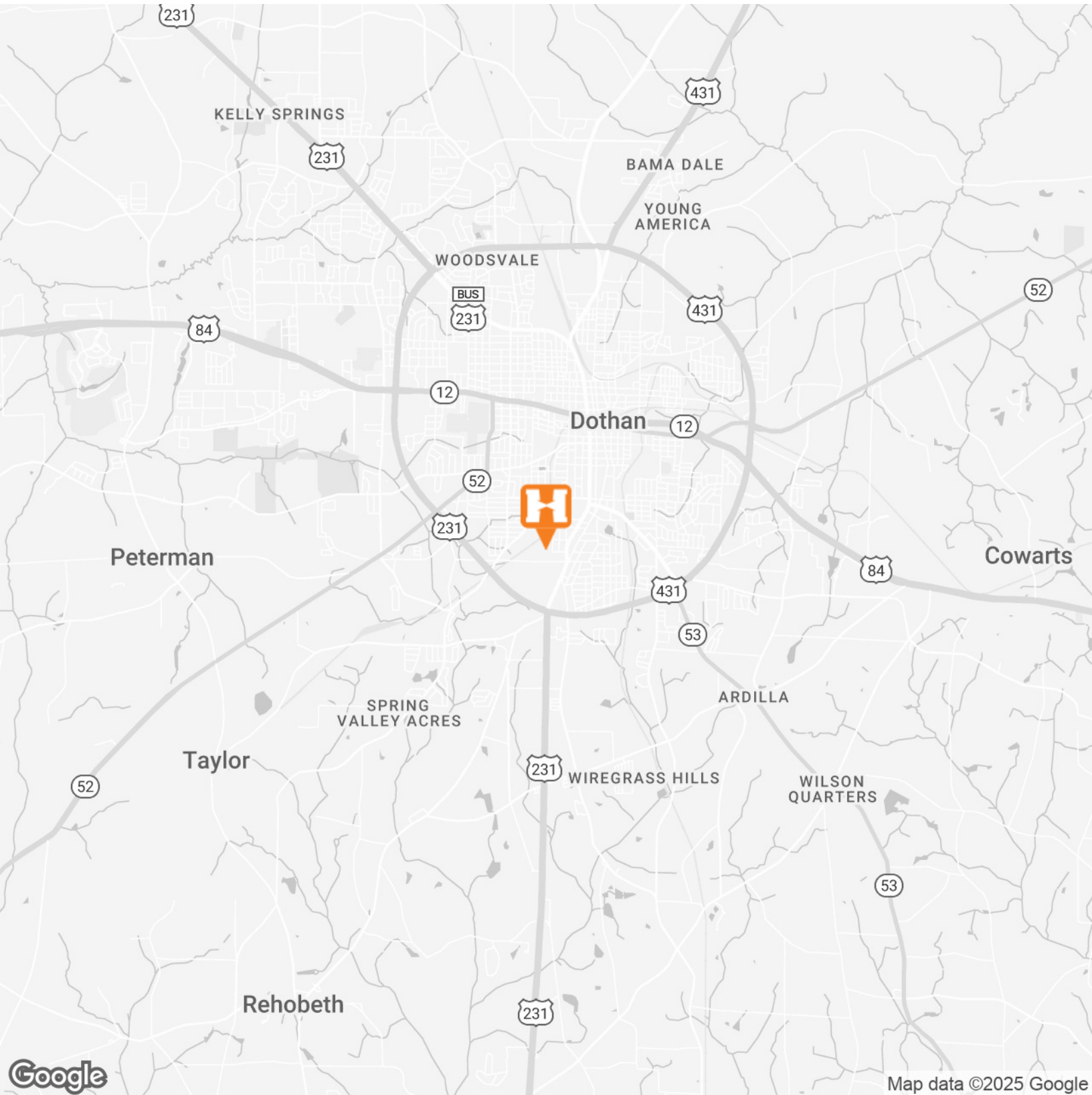
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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. - WIREGRASS WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

LOCATION MAP



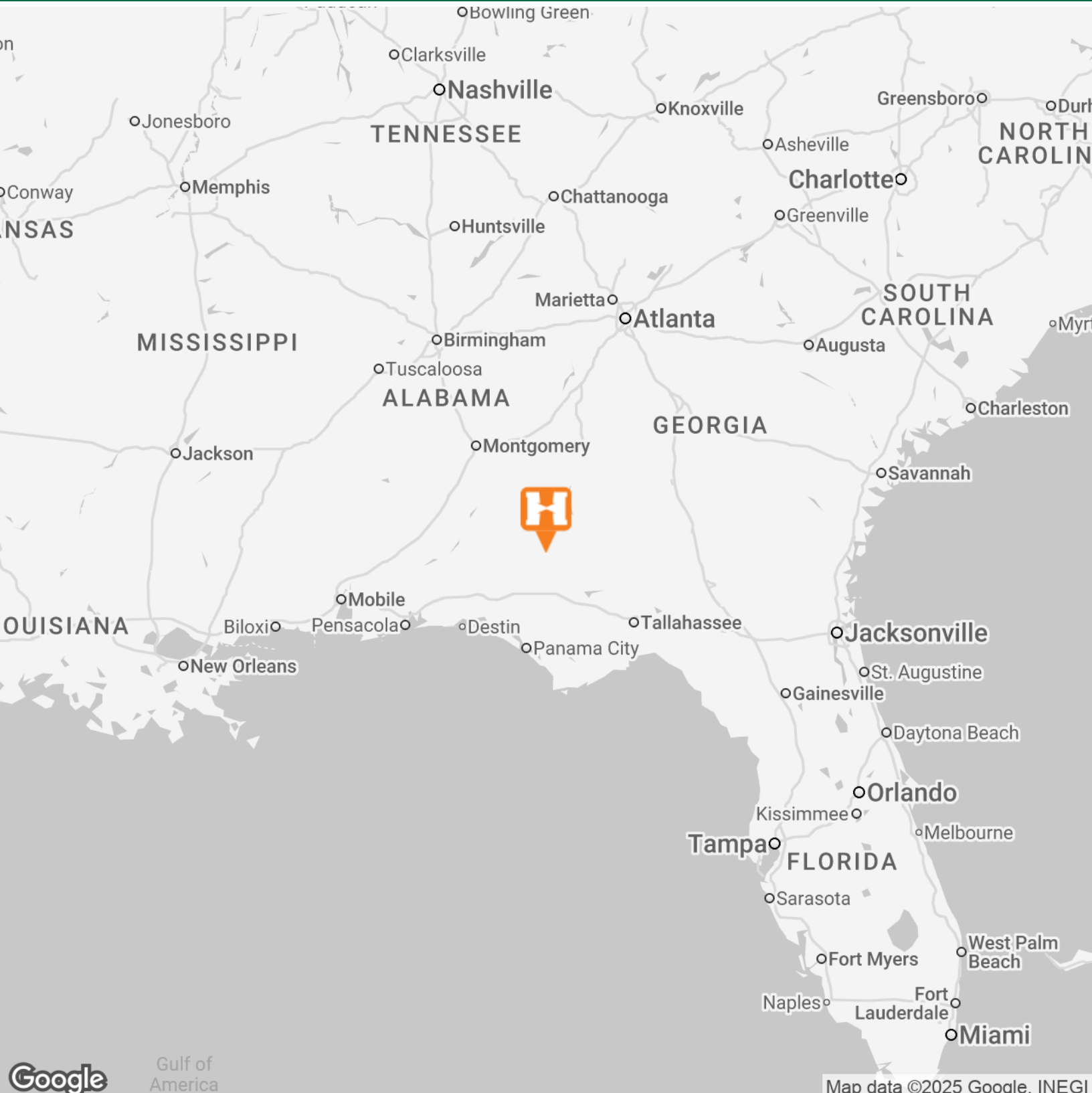
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

WIREGRASS WAREHOUSE | INDUSTRIAL PROPERTY FOR LEASE

REGIONAL MAP

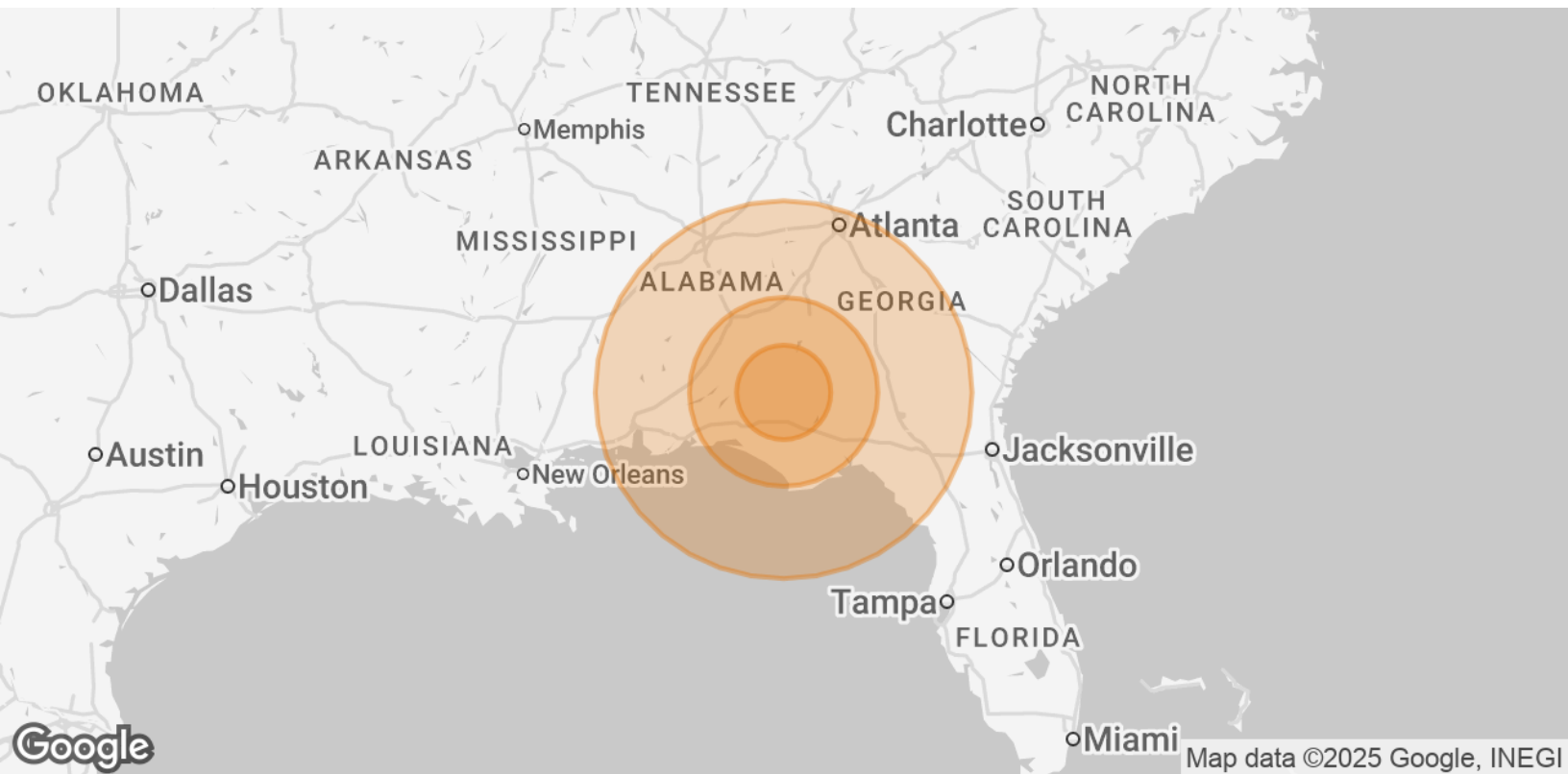


PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

DEMOGRAPHICS MAP & REPORT



POPULATION	50 MILES	100 MILES	200 MILES
Total Population	440,106	2,162,965	12,626,223
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	50 MILES	100 MILES	200 MILES
Total Households	175,968	867,466	4,868,755
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,297	\$83,840	\$98,671
Average House Value	\$195,537	\$265,791	\$327,079

Demographics data derived from AlphaMap