

# FOR LEASE

301 Gundy Ln, Enterprise, AL 36330



## M&D Warehouse + Office

- Complete renovation in 2022
- 2,400 SF Office Building
- 20,000 SF Warehouse
- 20' eave height | 24' peak height
- 20' Bays | 8" concrete slab
- G&W Rail, includes 4-car spur
- Property is fully fenced on 3-acres
- Drive-thru loading ramp
- Formerly occupied by Fortify Building Solutions
- Convenient access to Boll Weevil Circle, US HWY 84, State HWY 27 and AL-167
- Distance to Dothan Regional Airport: 27 miles

### OFFERING SUMMARY

<b>LEASE RATE</b>	\$6.50 SF/YR (NNN)
<b>ZONING</b>	M-1
<b>BUILDING SIZE</b>	22,400 SF

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	52,892	109,595	239,256
Average HH Income:	\$60,861	\$55,442	\$53,938

### [AL TRANSPORTATION OVERVIEW](#)

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

 **NAI TALCOR**  
107 Hidden Glen Way  
naitalcor.com

# FOR LEASE

301 Gundy Ln Enterprise, AL 36330

Originally constructed in 1967, this property underwent a transformative renovation process in 2022, resulting in a modern and updated facility. These enhancements ensure first-rate performance and were redesigned to maximize functionality and accessibility for various industries.

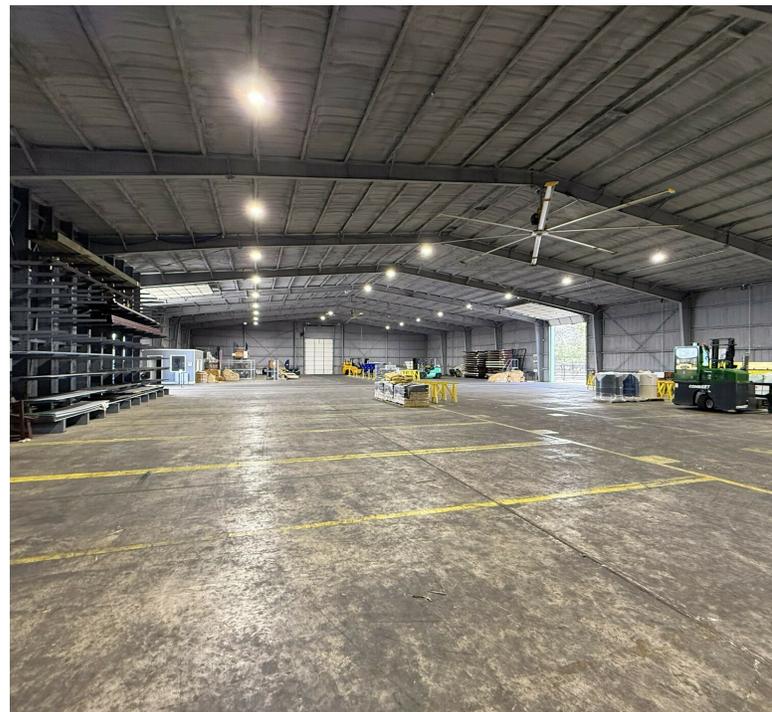
The 20,000 SF warehouse is equipped with fire resistant spray foam insulation, loading ramp with drive-thru capability and 3 (18x12) electric roll-up doors for optimal efficiency and security. These pre-insulated doors provide temperature regulation and energy loss reduction. The electrical system offers increased power capacity, flexibility for growth and energy efficiency as it is equipped with 3 phase power, 480V, and 800 amps expandable to 1600.

The accompanying 2,400 square foot office building provides convenience for businesses needing both warehouse and office space. Featuring 5 offices, a conference room, and a utility room with an electric roll-up door, this allows for easy access to the warehouse and seamless workflow. The office is equipped with 400 amps and Cat 5e high speed internet for enhanced network performance and support for high-powered equipment. Situated on a fully fenced, 3-acre lot, this site accommodates the need for industries needing additional storage space, enhanced security and privacy.

The City of Enterprise offers a strong transportation network supporting the region: 6 major highways, 2 municipal airports, 1200 miles of CSX rail in AL and 3 port facilities convenient to the region.

## PROPERTY DETAILS

<b>LEASE RATE</b>	\$6.50 SF/YR
<b>LOT SIZE</b>	3 Acres
<b>BUILDING SIZE</b>	22,400 SF
<b>FLOOR TYPE</b>	8" concrete
<b>DOCK HIGH DOORS</b>	3
<b>CEILING HEIGHT</b>	22 - 24 ft
<b>YEAR BUILT</b>	1967
<b>RENOVATED</b>	2022
<b>ZONING</b>	M-1



✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAITALCOR**

# FOR LEASE

301 Gundy Ln, Enterprise, AL 36330



✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

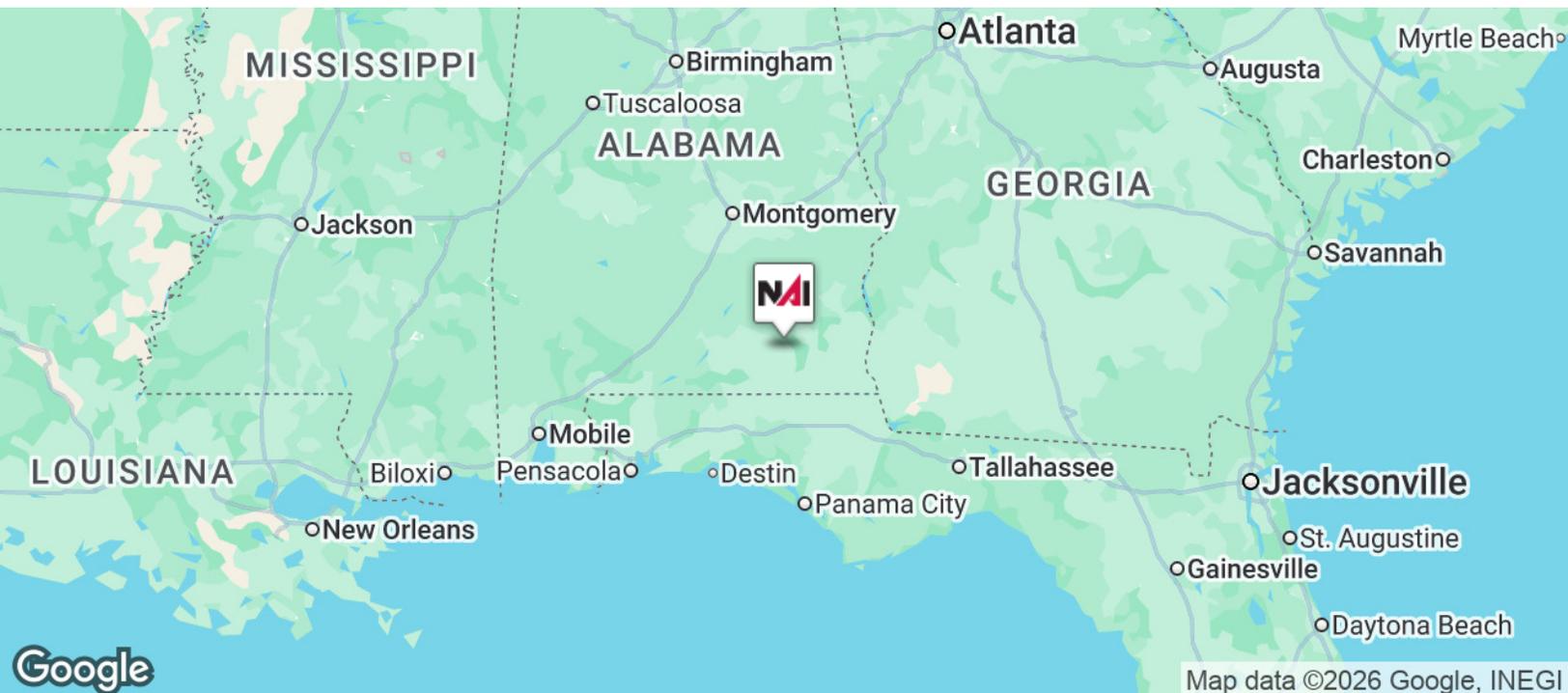
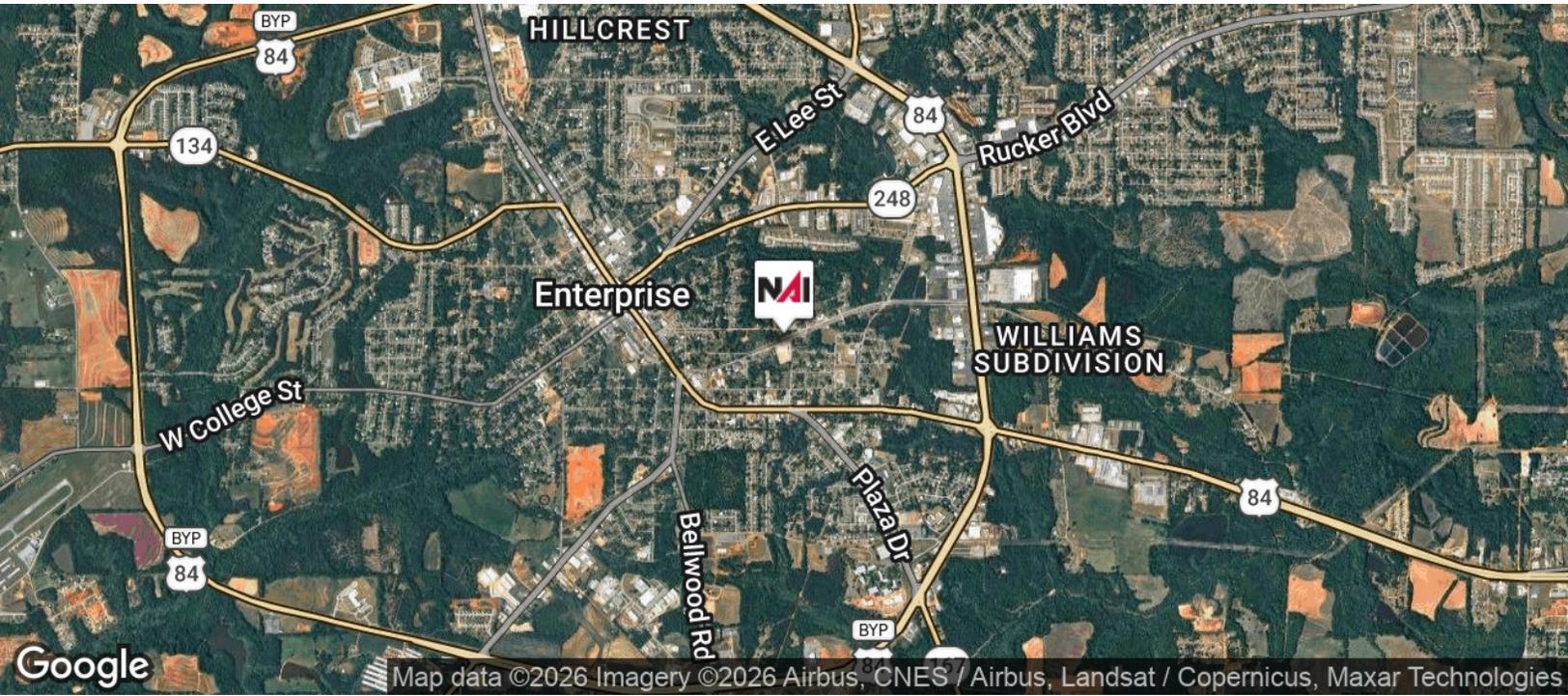
✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAITALCOR**

# Location Maps

301 Gundy Ln, Enterprise, AL 36330



✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAI TALCOR**

# AL Transportation

301 Gundy Ln, Enterprise, AL 36330



Commercial Airports

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

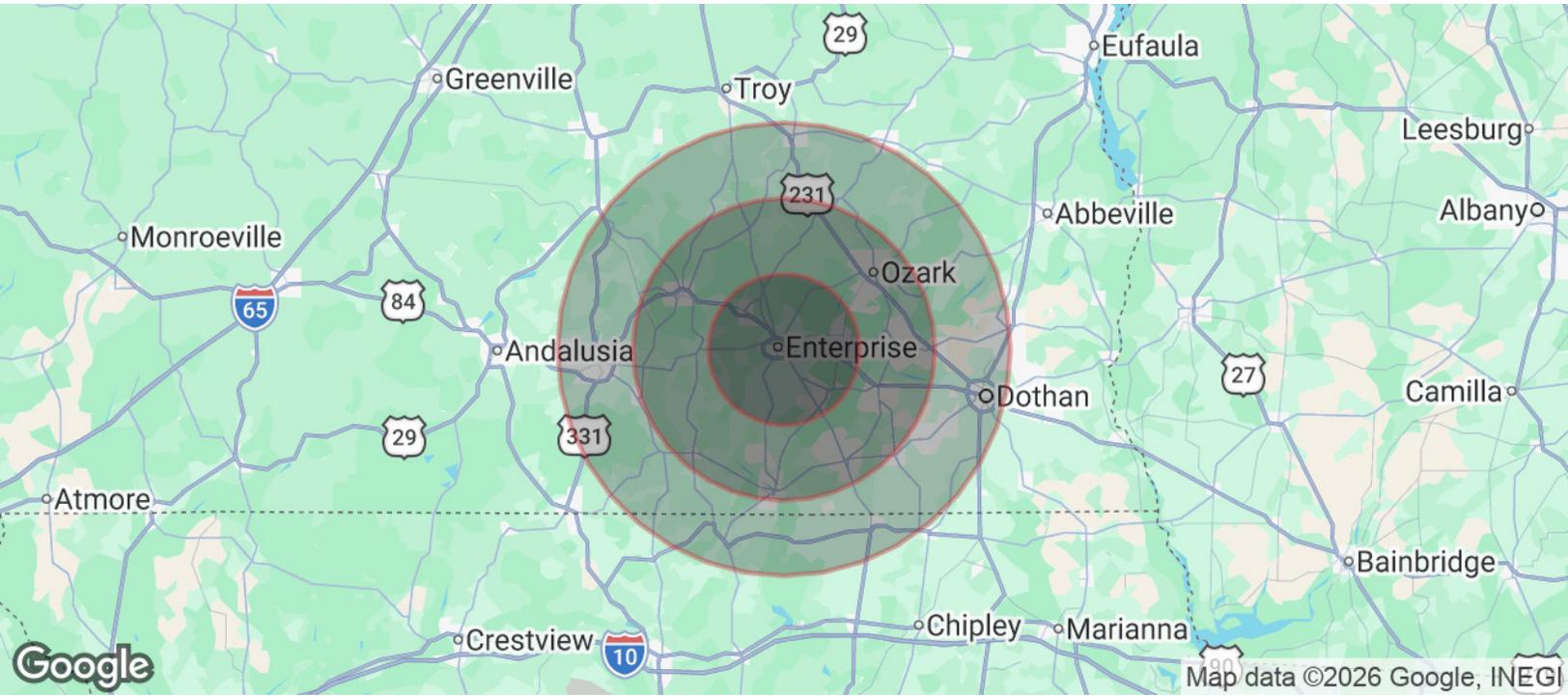
✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NATLALCOR**

# Demographics

301 Gundy Ln, Enterprise, AL 36330



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	52,892	109,595	239,256
Average Age	37.1	40.0	40.5
Average Age (Male)	36.5	38.9	38.5
Average Age (Female)	38.7	41.1	42.3

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	23,234	49,668	110,372
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$60,861	\$55,442	\$53,938
Average House Value	\$147,767	\$136,034	\$131,848

2020 American Community Survey (ACS)

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

✉ **Chuck Hallbert**  
+1 713 205 8055  
Chuck@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

