

WAREHOUSE

3406 SANDFORT ROAD
PHENIX CITY, AL 36869

FOR SALE



ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallmancre.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

KENNON, PARKER,
DUNCAN & DAVIS



Incredible property with established and newly renovated warehouse spaces. This space offers versatility for your industrial or commercial needs with ample parking and room for truck turnaround.

± 42,200 sf

OFFICE/
WAREHOUSE

± 4.9 ACRES

Columbus
Ft Moore
Phenix City
Auburn

MARKET

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



SALE PRICE
\$1,175,000.00

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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INTERNAL IMAGES



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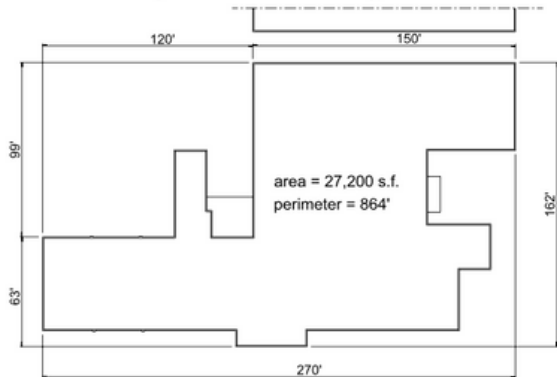
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FLOORPLAN

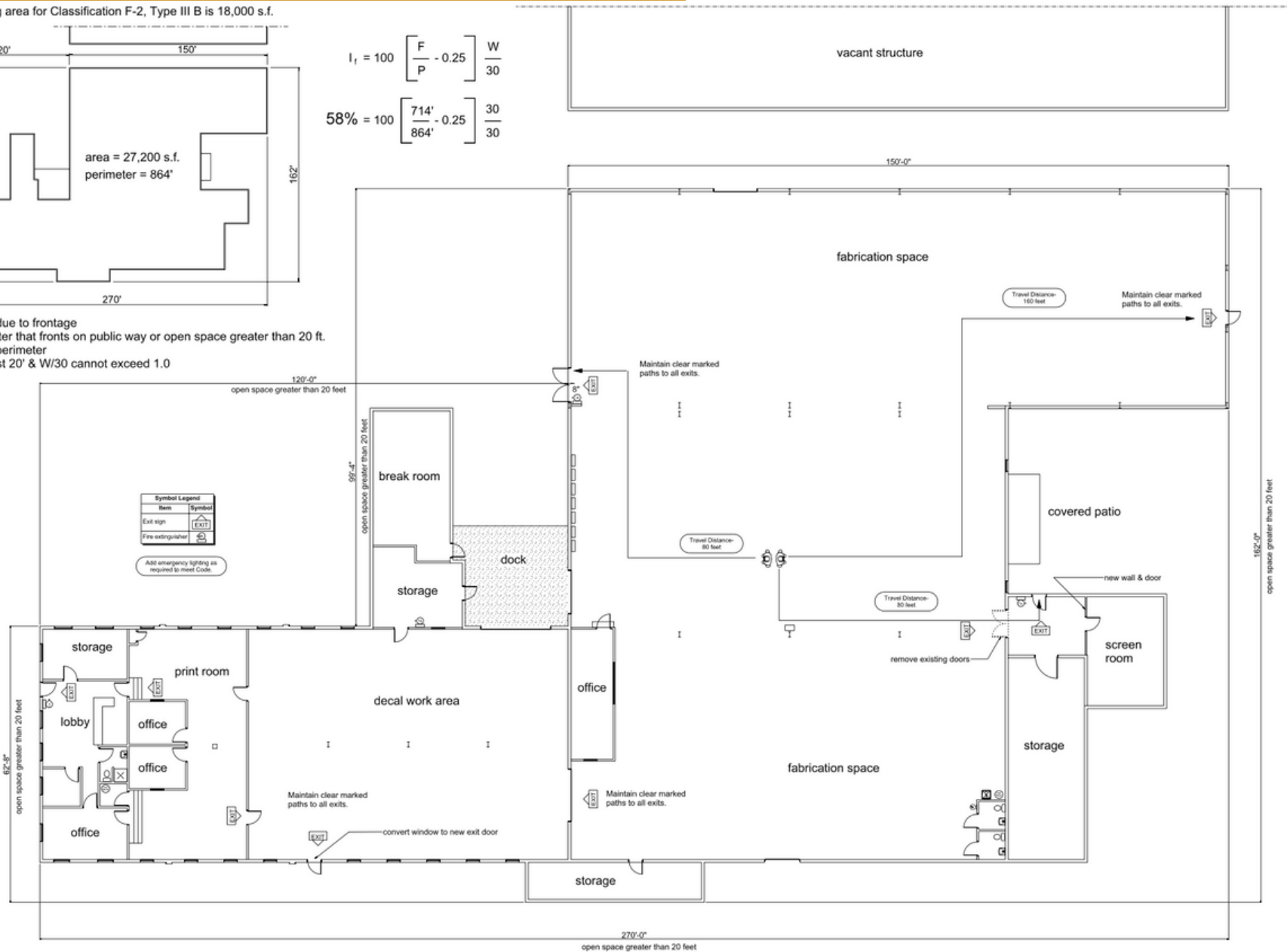
Allowable building area for Classification F-2, Type III B is 18,000 s.f.



$$I_f = 100 \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$$

$$58\% = 100 \left[\frac{714' - 0.25}{864'} - 0.25 \right] \frac{30}{30}$$

I = area increase due to frontage
 F = building perimeter that fronts on public way or open space greater than 20 ft.
 P = entire building perimeter
 W = must be at least 20' & W/30 cannot exceed 1.0



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NEARBY LOCATIONS

- HWY 431 & HWY 280
- Chattahoochee Valley Community College
- Renfro's Market
- BP
- Marathon
- Subway
- Downtown Columbus
- Wendys
- Waffle House
- Jacks
- Marcos pizza

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2.2
MILES

TO
HWY 280

3.3
MILES

TO
HWY 431

3.7
MILES

TO
COLUMBUS

13
MILES

TO
FT MOORE

28
MILES

TO
OPELIKA

8
MILES

TO
FT MITCHELL

CONTACT

FOR MORE INFORMATION



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



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