



## **AVAILABLE FOR LEASE OR PURCHASE**

**4674 Westgate Parkway**

**Dothan, AL 36303**

This industrial facility sits on 12+ acres of land and features:

- 42,614 sq ft distribution warehouse
  - 2,771 sq ft administrative office space, temperature controlled
    - 5 offices
    - 2 dedicated computer rooms
  - 39,843 sq ft warehouse with 17' clear height, heated and insulated
    - Twelve(12) 8'x9' dock high doors that are 48" off ground
    - Twelve(12) 5'x8' back up doors designed for vans that are 24" off ground
    - Six (6) 18'x16' and one (1) 14'x16' drive in doors
  - Zoned L-I, Light Industry
  - Secured by fence, lighting, and controlled gate access for trucks and vans
  - 60 full size trailer parking spaces inside of the fence
  - 100+ employee/guest parking spaces outside of the fence with foot traffic via turnstile
  - 3-phase power and fully fire sprinklered
  - Renovated multi-stall bathrooms for men and women
- includes six (6) acres of raw land ideal for future expansion
- Originally built as a distribution hub for FedEx Ground

For questions or to set up an appointment to view the property, please contact:

Rob Richter at 912.224.5754 or [rob.richter@gg1sav.com](mailto:rob.richter@gg1sav.com)

End users preferred. Brokers protected.



