



# INDUSTRIAL FACILITY FOR SALE

## 440 & 450 DOLPHIN ROAD, HALEYVILLE, AL 35565

### AVAILABLE SPACE

134,551 Total SF

### COMMENTS

- Property consists of 8 buildings situated on 35 acres
- Site formerly used for producing manufactured homes
- 20' eave; 24' clear height in warehouse areas
- Multiple docks and drive-in doors
- Two buildings have small monorail cranes
- Majority of warehouse space is metal construction
- Office areas are heated and cooled
- 600 amp 3-phase power
- Zoned M-2, Heavy Industry, City of Haleyville
- Very close proximity to Highway 13
- Constructed in 1970, 1980, and 1985

| BUILDING # | SF     | USE                         |
|------------|--------|-----------------------------|
| 1          | 70,328 | manufacturing/office        |
| 2          | 4,800  | office                      |
| 3          | 12,500 | warehouse                   |
| 4          | 10,074 | frame shop/spray paint area |
| 5          | 10,000 | warehouse w/mezzanine       |
| 6          | 14,000 | office/warehouse            |
| 7          | 1,600  | office                      |
| 8          | 11,249 | office                      |

### EXCLUSIVE AGENTS

Jeremy D. Pope, CCIM, SIOR  
jeremyp@grahamcompany.com

Jeff Wilke, CCIM, SIOR, LEED AP  
jeffw@grahamcompany.com



BUILDING 6

### PRICING

- Entire property ► \$900,000
- Buildings 6 & 7 (15,600 SF) ► \$500,000
- Buildings 1-5, 8 (118,951 SF) ► \$400,000



BUILDING 7



# Graham & Co

200 Westside Square  
Suite 800  
Huntsville, AL 35801

Phone: 256.382.9010  
Fax: 256.382.9011  
www.grahamcompany.com



# PROPERTY IMAGES/LOCATION MAP

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