

Industrial Property
FOR SALE



15 COPELAND DR

Phenix City, AL 36870

HAGAN MICHAEL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present 15 Copeland Dr, Phenix City, AL, a tremendous opportunity to acquire a vacant 75,000 SF industrial warehouse facility. Facility is the former largest hemp processing facility in the state of Alabama and has held an AL hemp license for 4+ years. Potential buyers have a rare opportunity to buy a high performance processing facility months before Alabama begins its transition into the Medical Marijuana space (September). Owner is selling the property "As Is" but are open to discussions involving the purchase of their current equipment (Cryo-Ethanol Extractor, Nano Emulsification System, Biomass Dryer & Distillation Equipment.) Parent company is distributed by some of the top national brands such as Cookies, The Green Solution, and Stanley Brothers.

- 32 Interior / Exterior Cameras & Access Controlled Offices, Storage & Exterior Doors
- Massive Canopy Space for Indoor Grows
- Natural Gas, Water & Sewer system in Russell County, AL

PROPERTY HIGHLIGHTS

- 75,000 Square Ft.
- 10,000 + Square Ft. Climate Control
- Parking lot + 8 Loading Docks – Fully Secured
- Full Office w/ Conference & Break rooms
- Currently the largest licensed hemp processor in Alabama
- 480 V 3 – Phase Electrical Service w/ a 1200 Amp main panel

OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	4.92 Acres
Building Size:	75,000 SF

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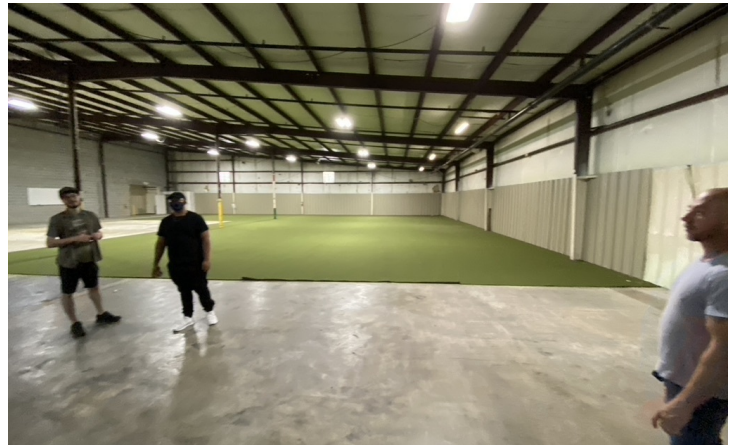
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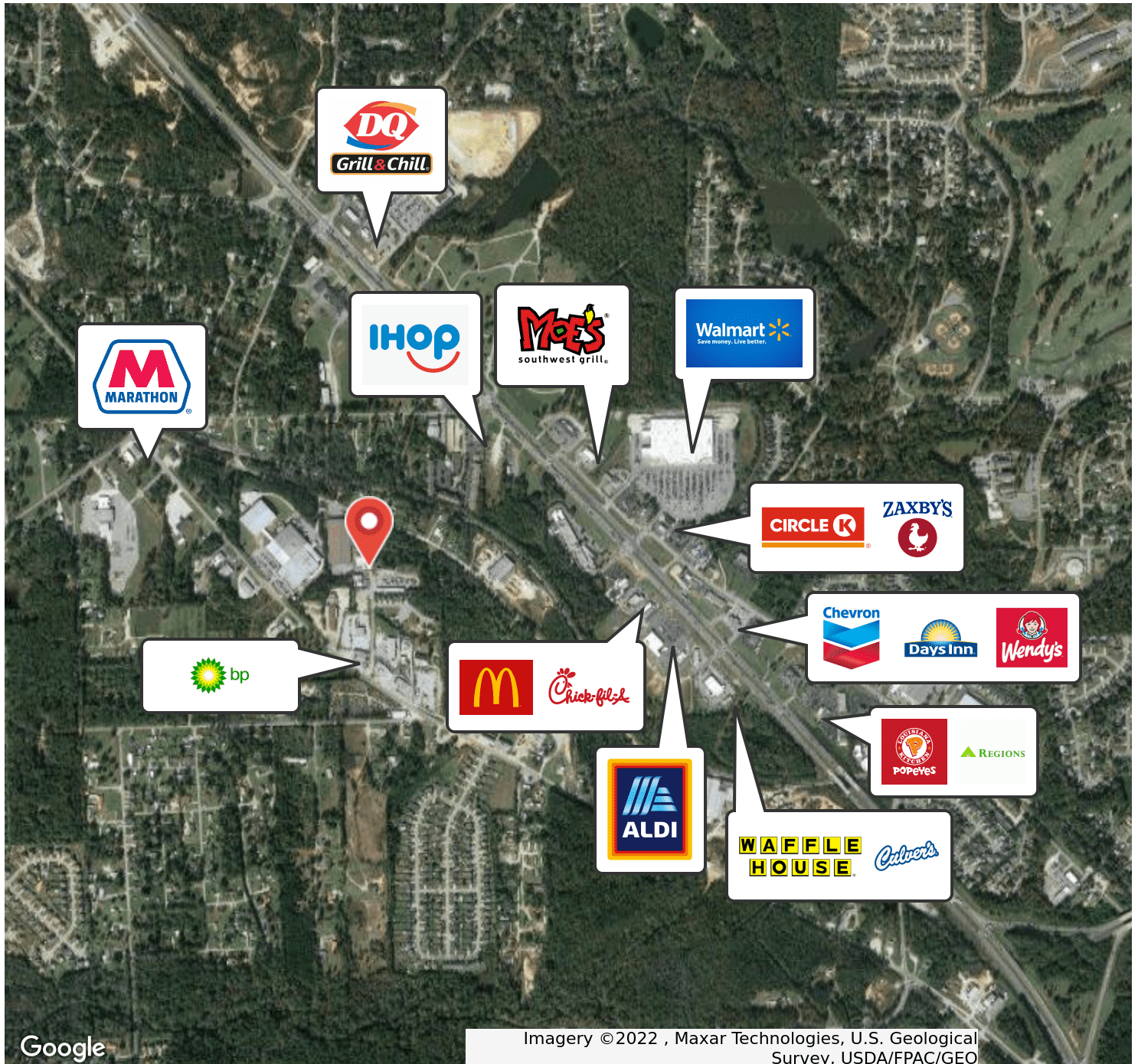


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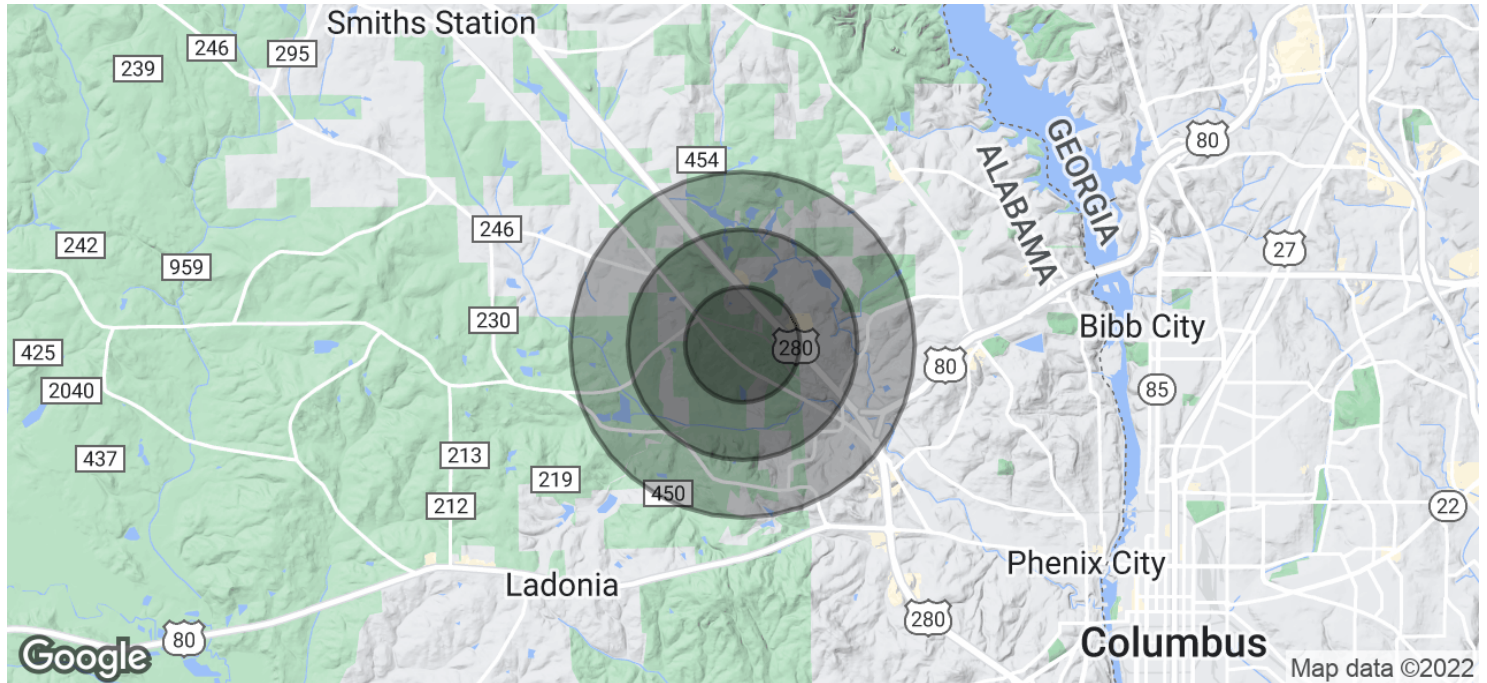
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	750	3,886	8,884
Average Age	37.4	41.2	40.5
Average Age (Male)	31.9	37.5	38.1
Average Age (Female)	42.8	44.0	41.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	400	1,755	3,798
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$55,780	\$61,756	\$66,038
Average House Value	\$158,656	\$169,050	\$182,512

* Demographic data derived from 2020 ACS - US Census

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