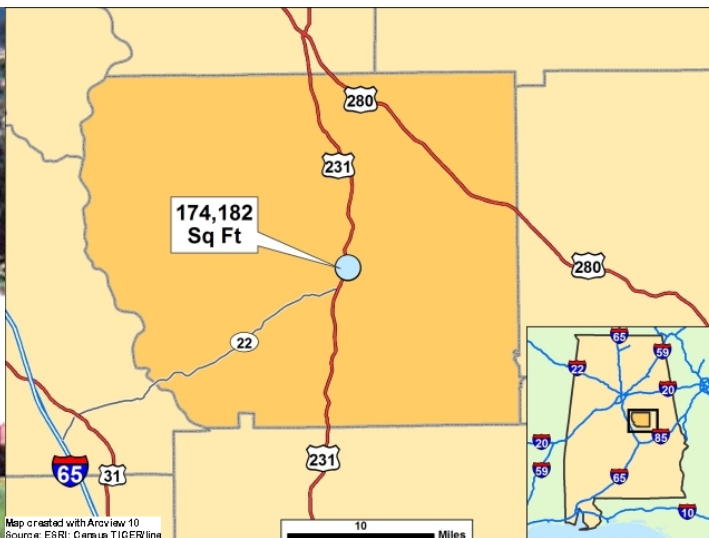


174,182 Sq Ft

City: Rockford

County: Coosa



**General Building Data**

**Street Address:** 11422 US 231 North  
**Nearest City:** Rockford  
**Within City Limits:** No  
**Zip Code:** 35136  
**MSA:**  
**Latitude:** 32.91266600  
**Longitude:** -86.21235400  
**Loc. In Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:**  
**Within Favored Geo Area:** Yes  
**Within Renewal Community:**  
**Within HubZone:**  
**Within New Market Tax Credit Area:**

**Total Size:** 174,182 Sq. Ft.  
**Space Available:** 174,182 Sq. Ft.  
**Multi-tenant:** No  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Building Dimensions:** 700x250  
**Largest Production Area:** 157000.00  
**Building Expandable:**  
**Expandable To:**  
**Total Acreage:** 20.00  
**Additional Available:** Yes  
**Ceiling Height:** Eave: 22 ft  
 Max: 22 ft

**Transportation**

**Rail Service**

**Provider:**  
**Track Status:** Not Available  
**Provider 2:**  
**Track Status:** Not Available

**Waterway**

**Provider:**  
**Dock Facility:** Not Specified

**Nearest Commercial Air City**

Montgomery, AL  
 Mi. to Service: 56

**Nearest Municipal Air City**

n/a

**Highways**

Type	Name	Mi. To Access	4 Lane?
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**Floor Thickness:**

7

**Bay Spacing:**

Length:

Width:

**Air Conditioned:**

Yes

**Heated:**

**Cranes:**

Number: 0  
 Cap Lrgst: ton(s)  
 Under Hook:

**Truck Docks:**

Drive In: 2

**Year Built:**

1965

**Last Expansion:**

2002

**Refrigerated Area:**

No

**USDA Approved:**

No

**Sprinklers:**

Yes

**Construction Material:**

Primary: Metal  
 Secondary: Brick  
 Yes

**Parking Paved:**

**Number of cars:**

None

**Zoning:**

**Office Area:**

1,666 Sq. Ft.

**Previous Use:**

**Previous Use Desc:**

Mfg Spun Yarn

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# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: Rockford Gas Board  
 Status: <3000ft  
 Size of Main: 2.00000000  
 Main PSI: 22.00000000

### Electric

Provider: Alabama Power Company  
 Status: Existing  
 Amps:  
 Phase:  
 Voltage: 600

### Water

Provider: Town of Rockford  
 Status: Existing  
 Size of Main: 6

### Fiber/Telecom

Provider: CenturyLink  
 Fiber Optics: Yes  
 Redundancy:  
 xDSL Available: Yes

### Sewer

Provider: Septic Tank  
 Status: Unavailable  
 Size of Main:

## Price

**Base Rent (Annual):** \$3.00  
 per sq.ft.  
**Sale Price:**  
**Negotiable:** Yes  
**Date Quoted:** 7/5/2017 10:27:29 AM  
**Price Comments:**

## Key Building Features

## Building Comments

This property can facilitate manufacturing, warehousing, and distribution. There is approximately 100 acres of available additional land to the south and east of the property. The building is single tenant, however, the owner will consider dividing it.



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# BUILDING PROFILE

