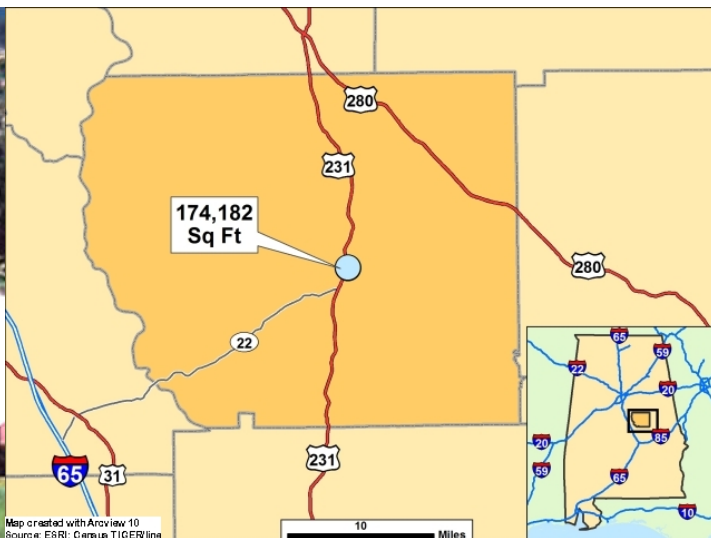


174,182 Sq Ft

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: 2/19/2016 8:13:08 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

