



# BUILDING PROFILE

**30,000 Sq Ft Facility**

**City: Alexander City County: Coosa**



## General Building Data

<b>Street Address:</b>	25 McClellan Parkway	<b>Total Size:</b>	30,000 Sq. Ft.
<b>Nearest City:</b>	Alexander City	<b>Space Available:</b>	30,000 Sq. Ft.
<b>Within City Limits:</b>	No	<b>Multi-tenant:</b>	No
<b>Zip Code:</b>	35089	<b>Number of Buildings:</b>	1
<b>MSA:</b>		<b>Number of Floors:</b>	1
<b>Latitude:</b>	32.97451794	<b>Building Dimensions:</b>	200 x 150
<b>Longitude:</b>	-86.03983216	<b>Largest Production Area:</b>	28000.00
<b>Loc. In Industrial Park:</b>	Yes	<b>Building Expandable:</b>	Yes
<b>Park Name:</b>	Lake Martin Regional Industrial Park	<b>Expandable To:</b>	60000
<b>Within Enterprise Zone:</b>	No	<b>Total Acreage:</b>	14.00
<b>Within Favored Geo Area:</b>	Yes	<b>Additional Available:</b>	Yes
<b>Within Renewal Community:</b>		<b>Ceiling Height:</b>	Eave: 20 ft Max: 24 ft
<b>Within HubZone:</b>		<b>Floor Thickness:</b>	6
<b>Within New Market Tax Credit Area:</b>		<b>Bay Spacing:</b>	Length: 25 Width: 50

## Transportation

<b>Rail Service</b>				<b>Air Conditioned:</b>	Yes
Provider:				<b>Heated:</b>	Yes
Track Status:	Not Available			<b>Cranes:</b>	Number: Cap Lrgst: ton(s) Under Hook:
Provider 2:	Norfolk Southern				2
Track Status:	<1 Mile			<b>Truck Docks:</b>	Drive In: 1 2003
<b>Waterway</b>				<b>Year Built:</b>	
Provider:	Coosa River			<b>Last Expansion:</b>	
Dock Facility:	Not Specified			<b>Refrigerated Area:</b>	No
<b>Nearest Commercial Air City</b>				<b>USDA Approved:</b>	
	Birmingham, AL			<b>Sprinklers:</b>	Yes
	Mi. to Service: 60			<b>Construction Material:</b>	Primary: Metal Secondary: Conc Blk
<b>Nearest Municipal Air City</b>				<b>Parking Paved:</b>	Yes
	n/a			<b>Number of cars:</b>	100
<b>Highways</b>				<b>Zoning:</b>	Light Industry
Type	Name	Mi. To Access	4 Lane?	<b>Office Area:</b>	2,000 Sq. Ft.
Interstate	I-165	60.00	Yes	<b>Previous Use:</b>	
Interstate	I-85	50.00	Yes	<b>Previous Use Desc:</b>	Assembly wire harness
Federal	280	0.00	Yes		
State	22	4.00	No		
State	63	8.00	No		

www.edpa.org

Economic Development  
Partnership of Alabama

# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: Alexander City Utilities  
 Status: Existing  
 Size of Main: 4.00000000  
 Main PSI:

### Electric

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

### Water

Provider: Alexander City Utilities  
 Status: Existing  
 Size of Main: 12

### Fiber/Telecom

Provider: AT&T  
 Fiber Optics: Yes  
 Redundancy: Yes  
 xDSL Available:

### Sewer

Provider: Alexander City Utilities  
 Status: Existing  
 Size of Main: 8

## Price

**Base Rent (Annual):** \$0.00

**Sale Price:** \$1,200,000.00  
 Total

**Negotiable:** Yes

**Date Quoted:** 7/5/2017 12:00:00 AM

**Price Comments:** Negotiable

## Key Building Features

## Building Comments



[www.edpa.org](http://www.edpa.org)

# BUILDING PROFILE





Economic Development  
Partnership of Alabama

[www.edpa.org](http://www.edpa.org)

# BUILDING PROFILE

