



BUILDING PROFILE

30,000 Sq Ft Facility

City: Alexander City County: Coosa



General Building Data

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

Transportation

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

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Economic Development
Partnership of Alabama

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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

EDPA Economic Development
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