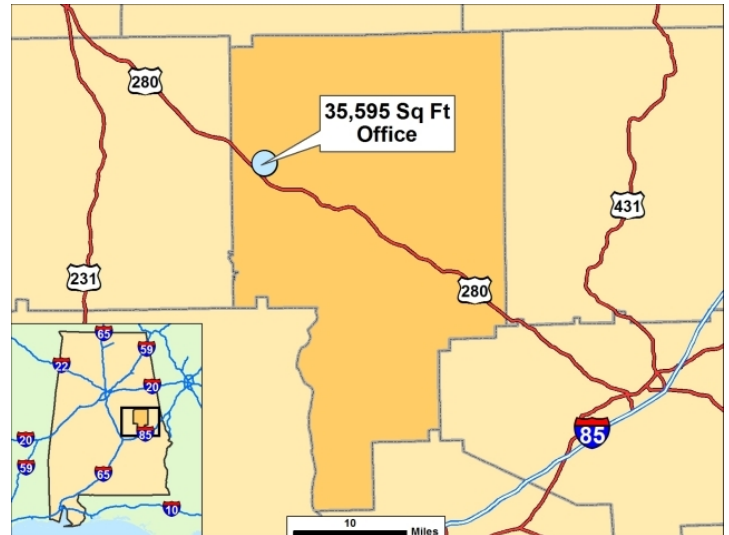
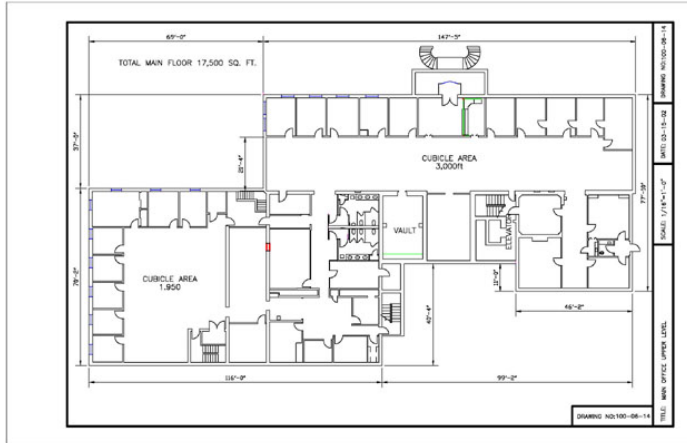


35,595 Sq Ft Office

City: Alexander City County: Tallapoosa



General Building Data

Street Address: 755 Lee Street
Nearest City: Alexander City
Within City Limits: Yes
Zip Code: 35010
MSA:
Latitude: 32.93817676
Longitude: -85.96282121
Loc. In Industrial Park: Yes
Park Name: Central Alabama Business Park
Located in Office Building:
Within HubZone:
Within New Market Tax Credit Area:

Total Size: 35,595 Sq. Ft.
Space Available: 35,595 Sq. Ft.
Multi-tenant: Yes
Number of Buildings: 1
Number of Floors: 2
Building Expandable:
Expandable To: 2.00
Total Acreage: No
Additional Available:
Ceiling Height: Eave: ft
 Max: 12 ft

Transportation

Rail Service
 Provider:
 Track Status: Not Specified
 Provider 2:
 Track Status: Not Specified

Waterway
 Provider:
 Dock Facility: Not Specified

Nearest Commercial Air City a

Nearest Municipal Air City n/a

Air Conditioned: Yes
Heated: Yes
Plug and Play: Yes
Num of Seats: 100
Raised Floors: No
Year Built: 1948
Last Expansion:
Sprinklers: No
Construction Material: Primary: Brick
 Secondary:

Parking Paved: No
Number of cars:
Zoning:
Previous Use:
Previous Use Desc: headquarters

Highways Type	Name	Mi. To Access	4 Lane?
Interstate	I-65	60.00	Yes
Interstate	I-85	45.00	Yes
Federal	280	1.00	Yes
State	22	0.00	No



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BUILDING PROFILE

Utilities

Natural Gas

Provider: Alexander City Utilities

Electric

Provider: Alabama Power Company

Water

Provider: Alexander City Utilities

Fiber/Telecom

Provider:
Fiber Optics:
Redundancy:
xDSL Available:

Sewer

Provider: Alexander City Utilities

Price

Base Rent (Annual):	\$11.50 per sq.ft.
Sale Price:	\$0.00
Negotiable:	
Date Quoted:	7/5/2017 10:29:16 AM
Price Comments:	

Key Building Features

plug and play (cubicles and office equipment set up)redundant service and fiber optics, conference rooms and secure record storage.

Building Comments

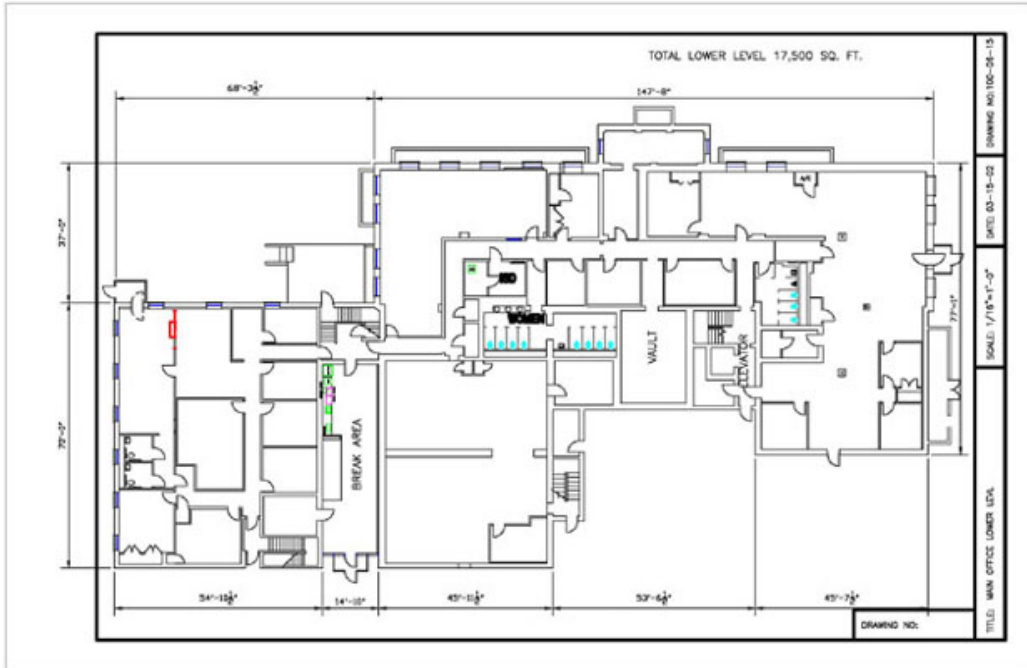
Area Amenities

44,000 acre man made lake with 750 miles of shoreline. State of the art medical center named in the top 100 hospitals. Community College and technical center. d

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