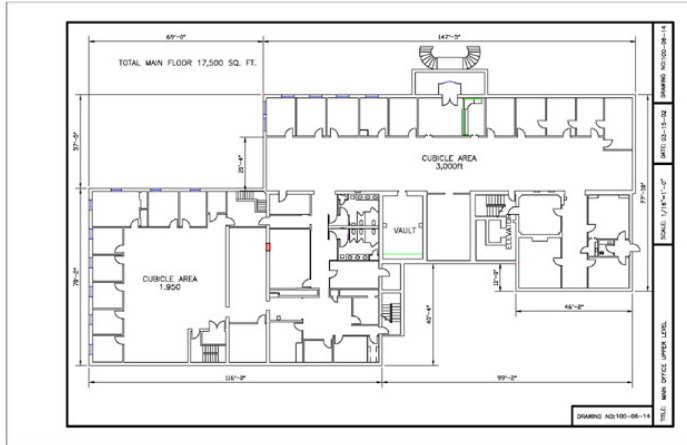


**35,595 Sq Ft Office**

**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: No

**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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## 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

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

## 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

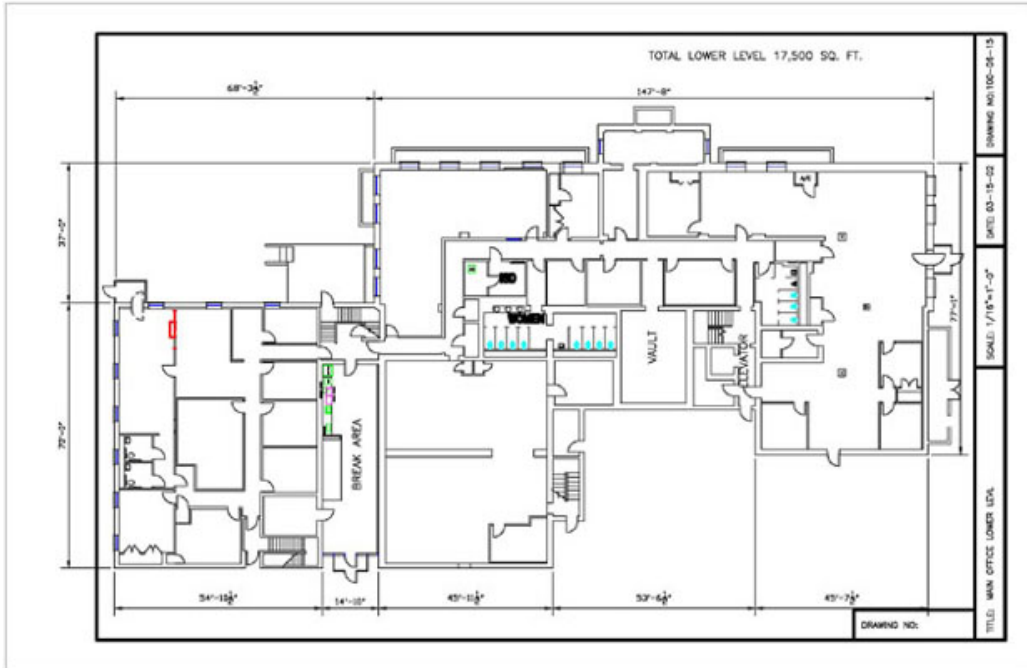
## Area Amenities

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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