

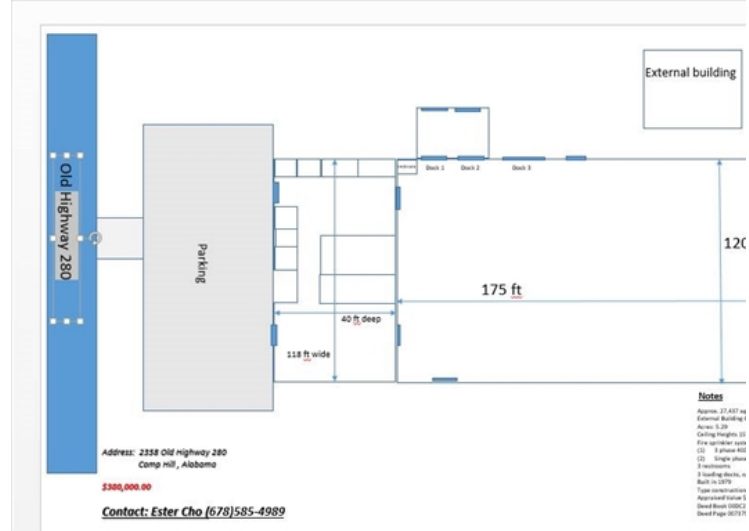


# BUILDING PROFILE

27,437 Sq Ft Facility

City: Camp Hill

County: Tallapoosa



## General Building Data

**Street Address:** Old Highway 280  
**Nearest City:** Camp Hill  
**Within City Limits:**  
**Zip Code:** 36850  
**MSA:**  
**Latitude:** 32.78826000  
**Longitude:** -85.65204000  
**Loc. In Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:**  
**Within Favored Geo Area:**  
**Within Renewal Community:**  
**Within HubZone:** No  
**Within New Market Tax Credit Area:**

**Total Size:** 27,437 Sq. Ft.  
**Space Available:** 27,437 Sq. Ft.  
**Multi-tenant:**  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Building Dimensions:**  
**Largest Production Area:** 26000.00  
**Building Expandable:**  
**Expandable To:**  
**Total Acreage:** 5.20  
**Additional Available:**  
**Ceiling Height:** Eave: 15 ft  
 Max: 19 ft

## Transportation

### Rail Service

**Provider:** Norfolk Southern  
**Track Status:** <1 Mile  
**Provider 2:**  
**Track Status:** Not Specified

### Waterway

**Provider:**  
**Dock Facility:** Not Specified

### Nearest Commercial Air City

Columbus, GA  
 Mi. to Service: 50

### Nearest Municipal Air City

Auburn  
 Mi. to Service: 20

### Highways

Type	Name	Mi. To Access	4 Lane?
Federal	280	0.00	

**Floor Thickness:**  
**Bay Spacing:**

Length:  
 Width:

**Air Conditioned:**  
**Heated:**  
**Cranes:**

No  
 Yes  
 Number:  
 Cap Lrgst: ton(s)  
 Under Hook:

### Truck Docks:

3  
 Drive In:  
 1979

**Year Built:**  
**Last Expansion:**  
**Refrigerated Area:**  
**USDA Approved:**  
**Sprinklers:**  
**Construction Material:**

No  
 Yes  
 Primary: Metal  
 Secondary: Brick  
 Yes  
 25  
 Light Industry

**Parking Paved:**  
**Number of cars:**  
**Zoning:**  
**Office Area:**  
**Previous Use:**  
**Previous Use Desc:**

Retail and Warehouse

www.edpa.org

Economic Development  
Partnership of Alabama

# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: City of Camp Hill  
 Status: Existing  
 Size of Main:  
 Main PSI:

### Electric

Provider: Alabama Power Company  
 Status: Existing  
 Amps: 400.00000000  
 Phase: 3  
 Voltage:

### Water

Provider: City of Camp Hill  
 Status: Existing  
 Size of Main:

### Fiber/Telecom

Provider:  
 Fiber Optics:  
 Redundancy:  
 xDSL Available:

### Sewer

Provider: City of Camp Hill  
 Status: Existing  
 Size of Main:

## Price

**Base Rent (Annual):**  
**Sale Price:** \$380,000.00  
 Total  
**Negotiable:**  
**Date Quoted:** 6/22/2018 12:00:00 AM  
**Price Comments:**

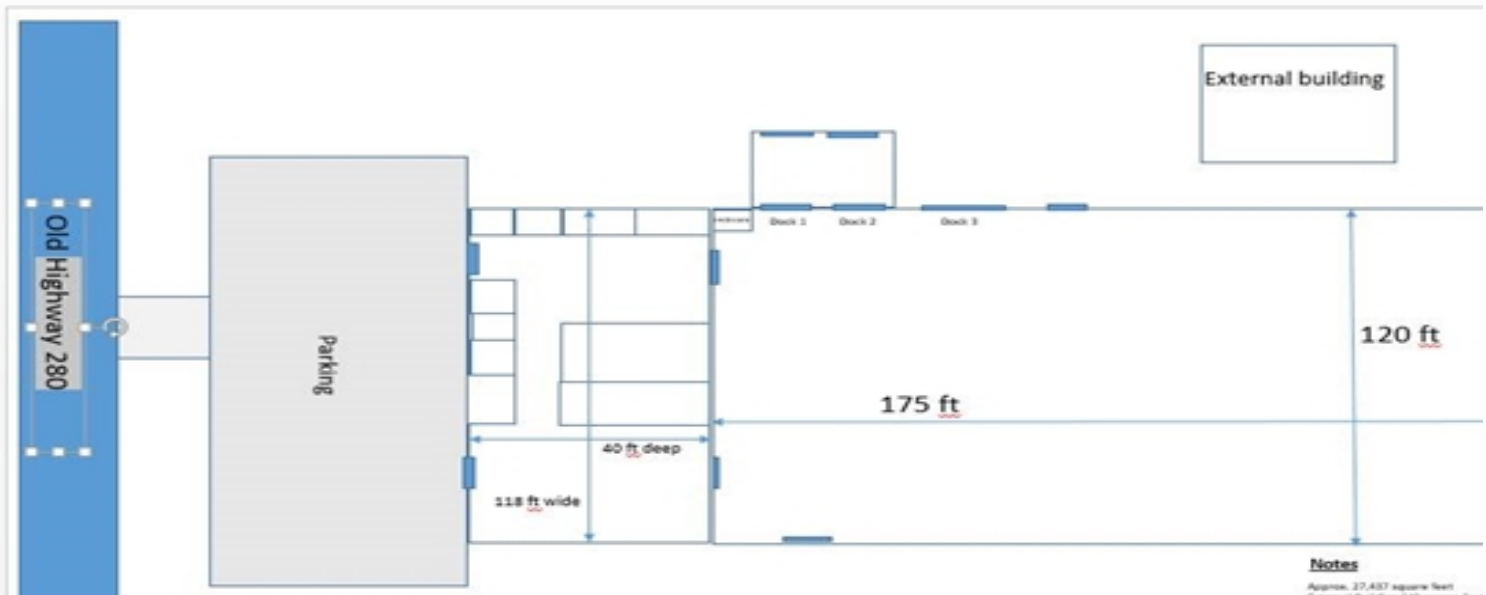
## Key Building Features

27,437 Sq Ft Metal Building with break room, kitchen, and various size office areas.

## Building Comments

Located in Tallapoosa County, just 20 minutes from Opelika and Auburn and 10 minutes from Dadeville.

# BUILDING PROFILE



Address: 2358 Old Highway 280  
Comp Hill, Alabama

**\$300,000.00**

Contact: Ester Cho (678)585-4989

**Notes**

Approx. 27,437 square feet  
External Building 640 square feet  
Access: 5.29  
Ceiling heights: 33'00" edge to 33'  
Fire sprinkler system  
(1) 3 phase 400 amp service to  
(2) Single phase 225 amp serv  
3 restrooms  
3 loading docks, one external  
Built in 1979  
Type construction: Metal  
Appraised Value \$300,120.00  
Deed Book 080C23  
Deed Page 067375