

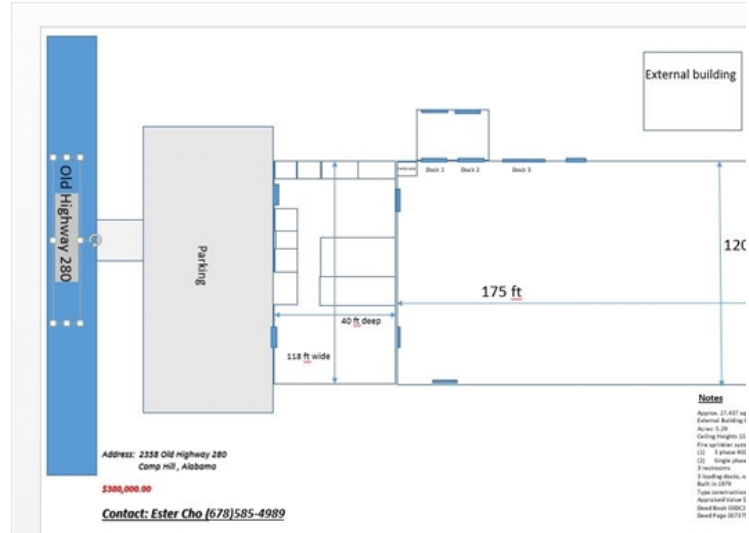


BUILDING PROFILE

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: <1Mile
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: No
Cranes: Yes
 Number:
 Cap Lrgst: ton(s)
 Under Hook:

Truck Docks:

3
 Drive In:
 1979

Year Built:

Last Expansion:
Refrigerated Area: No

USDA Approved:

Sprinklers: Yes
Construction Material: Primary: Metal
 Secondary: Brick

Parking Paved:

Number of cars: Yes
 25
Zoning: Light Industry

Office Area:

Previous Use:
Previous Use Desc: Retail and Warehouse

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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:

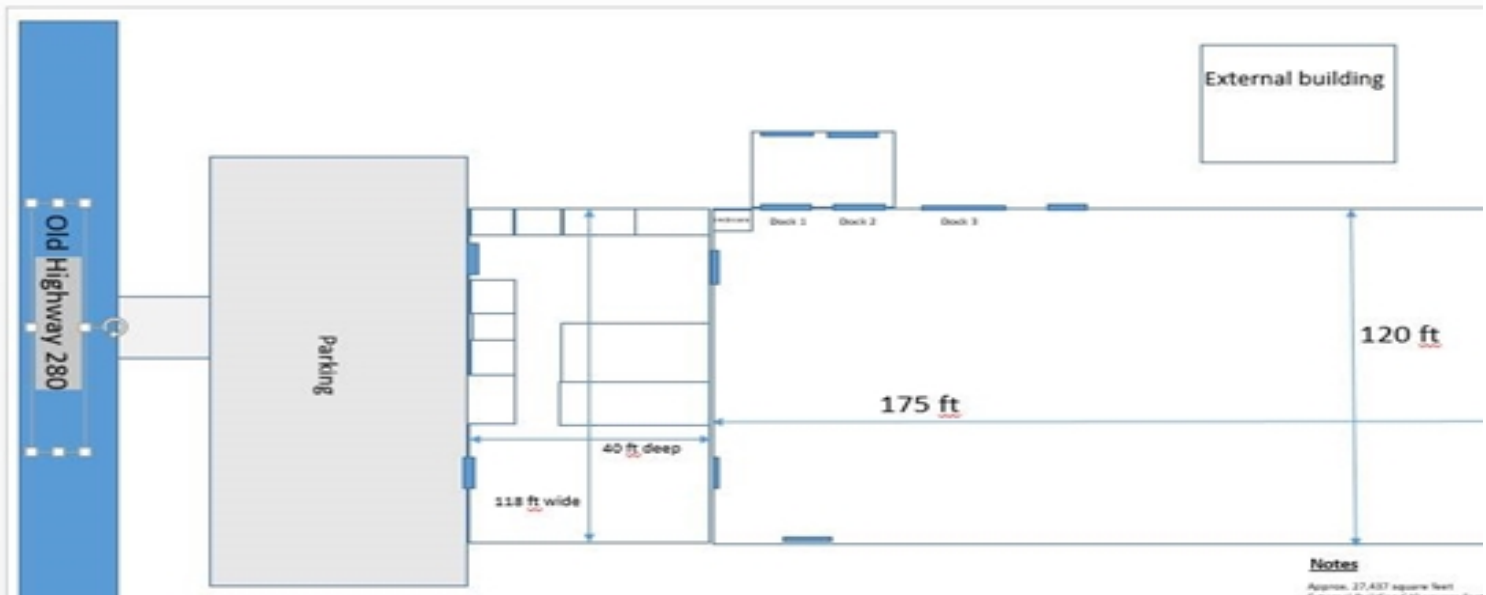
Key Building Features

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
Appraisal Value \$300,120.00
Deed Book 080C23
Deed Page 067375