

# AVAILABLE INDUSTRIAL BUILDING

NAL PIPE BUILDING #1  
185 GRIMES DRIVE, GUNTERSVILLE, MARSHALL, AL, 35976



## Description

Nice Air Conditioned industrial building for sale or lease. Building comes with 7 truck docks and a paint booth.

## Sale / Lease

**For Sale:** Yes  
**Sale Price:** \$ 5,200,000.00  
**For Lease:** Yes  
**Lease Price:** 3yr  
**Pricing Information:**

## Property Details

**Latitude:** 34.307610  
**Longitude:** -86.282400  
**Total Square Footage:** 15,065 sq. ft.  
**Available Square Footage:** 15,065 sq. ft.  
**Available Office (sqft):**  
**Building Expandable:**  
**Expandable to (sqft):**  
**Max. Contiguous Space:**  
**Total Acreage:** 2 Acre(s)  
**Additional Acreage Available:**

## Utilities

**Electric Provider:** Guntersville Electric Board  
**Natural Gas Provider:** Marshall County Gas District  
**Water Provider:** Guntersville Water & Sewer  
**Telecommunications Provider:** AT&T, Charter Spectrum, Farmers Telco  
**Fiber Available:** Yes  
**Sewer Provider:** Guntersville Water & Sewer

## Building Details

**# of Floors:**  
**Multi-Tenant:**  
**Prior Use:** Metalworking  
**Sprinklered:**  
**Heated:** Yes  
**Air Conditioning:** Yes  
**Drive In Doors:**  
**Dock Doors:**  
**Eave Height Min:**  
**Eave Height Max:**  
**Ceiling Height Max:**  
**Ceiling Eaves:**  
**Floor Thickness:**  
**# of Cranes:**

## Zoning

**Zoning:**

## Interstate/Highway

**Interstate:** I-65  
**To Interstate (miles):** 45.10 Mile(s)  
**Interstate #2:** I-59  
**To Interstate #2 (miles):** 29.70 Mile(s)  
**Highway:** US 431  
**To Highway (miles):** 0.10 Mile(s)  
**State Highway:**  
**To State Highway (miles):**

## Advantage Alabama

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

**WIN** with Alabama

For more information, please contact:

Marshall County Economic Development Council  
Matthew Arnold  
(256) 582-5100  
mattarnold@marshallteam.org

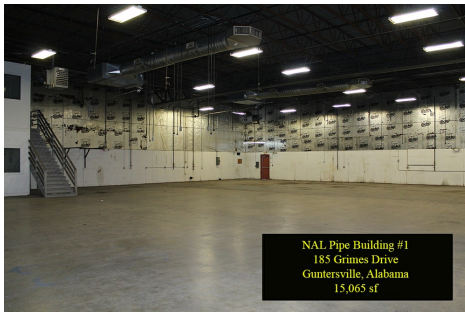
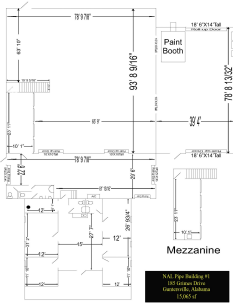
Economic Development Partnership of Alabama  
1320 1st Avenue South  
Birmingham, AL 35233  
Greg Blalock  
Project Director  
P 205.943.4700  
gblalock@edpa.org  
<https://www.edpa.org>

# AVAILABLE INDUSTRIAL BUILDING

NAL PIPE BUILDING #1  
185 GRIMES DRIVE, GUNTERSVILLE, MARSHALL, AL, 35976



NAL Pipe Building #1  
185 Grimes Drive  
Guntersville, Alabama  
15,065 sf



NAL Pipe Building #1  
185 Grimes Drive  
Guntersville, Alabama  
15,065 sf



NAL Pipe Building #1  
185 Grimes Drive  
Guntersville, Alabama  
15,065 sf

## Advantage Alabama

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

**WIN** with Alabama

For more information, please contact:

Marshall County Economic Development Council  
Matthew Arnold  
(256) 582-5100  
mattarnold@marshallteam.org

Economic Development Partnership of Alabama  
1320 1st Avenue South  
Birmingham, AL 35233  
Greg Blalock  
Project Director  
P 205.943.4700  
gblalock@edpa.org  
<https://www.edpa.org>