



GIESKE BUILDING
88,000 SQUARE FEET AVAILABLE
LAUDERDALE COUNTY

9341 Highway 43
 Killen, AL 35645

Former Use: Distribution Center
 Zoning: Lt. Industrial/Commercial
 Sale \$1 million Lease: \$1.80 / sf
 Price: Negotiable



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	76,000	26	20	25 x 50	6	No	Yes
Offices-Downstairs	6,000	8	8	N/A	6	Yes	Yes
Offices-Upstairs	6,000	8	8	N/A	4	Yes	Yes

Specifications	
Total Square Feet:	88,000
In City Limits:	No
MSA:	Florence-Muscle Shoals MA
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres/Additional Acres:	14

Construction	
Built:	1986
Additions:	None
Expandable:	Yes
Exterior:	Pre-engineered Steel
Interior:	Insulated Sandwich Panel
Roof:	Insulated Metal Galvalume
Fire Rating:	5

Facilities		
	Qty	Dimensions
Dock High Doors:	6	8' x 8' – no leveler
	1	10' x 10' with leveler
	2	8' x 10' -- no leveler
	1	8' x 10' with leveler
	2	8' x 8' with leveler
Drive-In Doors:	2	14' x 14'
Overhead Cranes:	0	
Parking Spaces:	45	Asphalt Paved
Dimensions:		200' x 400'
Primary Lighting:	Offices, Fluorescent; Production, Metal Halide	

Utilities		
	Provider	Service
Electrical:	Florence Utilities	800 amps, 3 Phase, 480 volts (150 KVA)
Water:	Greenhill Water & FPA	6-inch
Wastewater:	None	Septic Tank
Natural Gas:	Alagasco	2-inch
Telecom:	AT&T	

Access		
Closest Interstate:	I-65	44 miles
Miles to Hwy:	U.S. 43	Adjacent
Rail Service:	None	
Closest Airport(s):	NW AL Regional	21 miles
	Huntsville Int'l	65 miles
Barge Site:	No	
Nearest Port:	Florence-Lauderdale Port	18 miles

Contact
Shoals Economic Development Authority P.O. Box 580 ♦ Florence, AL 35631 Phone: 256.764.0351 Fax: 256.764.3850 www.seda-shoals.com E-mail: seda@seda-shoals.com

Comments
 Concrete pad by dock doors – 60' deep x 200' wide;
 compressed air system; production area heated with
 gas heaters; 3 large ventilation fans in production
 area; telecom room upstairs Updated: 10/30/08