



**HEREDIA-GANN BLVD.**  
**6,000 Square Feet**  
**Colbert County**

208 Gann Boulevard  
 Tuscumbia, AL 35674

Former Use: New Building  
 Zoning: Light Industrial  
 Lease: \$1,100/month (negotiable)  
 Sale Price: Not for Sale



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Production	5,808	18.6	16	Open	4	Heat	No
Office	192	9		N/A	4	Yes	No

**Specifications**

Total Square Feet:	6,000
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
# Acres:	1

**Construction**

Built:	2006
Additions:	None
Expandable:	Yes
Exterior:	Metal
Interior:	Insulated
Reinforced Concrete Floor	No
Roof:	Metal
Fire Rating:	5

**Facilities**

	Qty	Dimensions
Dock High Doors with Levelers:	1	12' x 12'
Drive-In Doors:	1	12' x 12'
Overhead Cranes:	0	
Parking Spaces:	5-10	Paved
Primary Lighting:	9 overhead vapor lights	
Bldg. Dimensions	60' x 100'	

**Comments**

Updated: 9/22/09

**Utilities**

	Provider	Service
Electric:	Tuscumbia Utilities	3-Phase
Water:	Tuscumbia Utilities	6-inch, 60 PSI
Wastewater:	Tuscumbia Utilities	12-inch
Natural Gas:	Tuscumbia Utilities	2-inch
Telecom:	AT&T	

**Access**

Closest Interstate:	I-65	49 miles
Miles to Hwy:	U.S. 72	1 mile
Rail Service:	Norfolk Southern	2 miles
Closest Airport(s):	NW AL Regional Huntsville Int'l	5 miles 58 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles

**Contact**

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