



De Nora Building

58,000 Square Feet

102 Maryland
Tuscumbia, AL 35674



COUNTY: Colbert
IN CITY LIMITS: No
INDUSTRIAL PARK: Colbert County
MSA: Florence-Muscle Shoals
LATITUDE: 34.699921
LONGITUDE: -87.664361

Shoals Economic Development Authority
20 Hightower Place, Suite 1
Florence, Alabama 35630
Phone: (256) 764-0351
FAX: (256) 764-3850
E-mail: shoalseda@seda-shoals.com

PROPERTY STATUS: Available

UPDATED: 10/10/2011

PRICING

FOR SALE? No

FOR LEASE? Yes

PRICE NEGOTIABLE?

SALE PRICE:

LEASE RATE: TBD per square foot per year

DATE PRICING QUOTED: 10/10/2011

PRICING COMMENTS:

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 58,000

YEAR BUILT: 1971

OWNERSHIP: Private

TOTAL AVAILABLE (SQ FT): 58,000

NUMBER OF BUILDINGS: 1

ZONING: Light Industrial

EXPANDABLE TO (SQ FT):

ADDITIONS: 1995

PREVIOUS USE: Manufacturing

MINIMUM SIZE (SQ FT):

MULTIPLE TENANTS? Yes

TYPE OF SPACE: Industrial

MAXIMUM CEILING HEIGHT (FT): 35.0

BUILDING DIMENSIONS (FT):

Warehouse

EAVE HEIGHT (FT): 18.0

COLUMN SPACING (FT): 60

EXTERIOR MATERIAL(S): Metal

CLEAR CEILING HEIGHT (FT):

BAY SPACING (FT): 25

ROOF TYPE: Metal

PRODUCTION / WAREHOUSE AREA

PROD/WHSE TOTAL AREA (SQ FT): 53,000

PROD/WHSE LARGEST AREA (SQ FT):

PROD/WHSE FLOOR THICKNESS (IN): 4-6 REINFORCED?

PROD/WHSE HEAT / AIR? Heat

PROD/WHSE SPRINKLER SYSTEM? Yes

PRIMARY LIGHTING:

DOCK-LEVEL DOORS WITH LEVELERS:

DOCK-LEVEL DOORS WITHOUT LEVELERS: 3

DRIVE-IN DOORS: 8

DIMENSIONS (FT):

DIMENSIONS (FT):

DIMENSIONS (FT):

NUMBER OF CRANES: 1

OVERHEAD CRANES: 1

LARGEST CRANE CAPACITY (TONS): 2-ton, **CRANE UNDER HOOK HEIGHT (FT):**

BUILDING DETAILS: There are three connected buildings

OFFICE AREA

OFFICE AREA (SQ FT): 5,000

NUMBER OF OFFICES:

OFFICE HEAT / AIR?

OFFICE SPRINKLER SYSTEM?

SITE INFORMATION

LOT SIZE (ACRES): 7.60

NUMBER OF DEVELOPABLE ACRES:

ADDITIONAL ACRES:

TAX MAP PARCEL: 13-06-23-0-001-027.000

CITY / DISTRICT PROPERTY TAX (MILLS): 8.0

COUNTY PROPERTY TAX (MILLS): 12.5

STATE PROPERTY TAX (MILLS): 6.5

FIRE RATING: 3

PARKING SPACES: 39

PARKING SURFACE: Asphalt

FLOODPLAIN? No

UTILITIES

ELECTRIC PROVIDER: Sheffield Utilities

VOLTAGE: 277/480

PHASE: Three **AMP MAIN:**

KVA: (2) 2500

WATER PROVIDER: Tuscumbia Utilities

WATER SERVICE: 6-inch on north; 8-inch on east

WASTEWATER PROVIDER: Tuscumbia Utilities

WASTEWATER SERVICE: 8-inch on north; 8-inch on east

NATURAL GAS PROVIDER: North AL Gas District

NATURAL GAS SERVICE: 4-inch at site; 2-inch to building

TELECOM PROVIDER: AT&T; Comcast

TELECOM SERVICE: Fiber optic, high-speed internet available; phone

TRANSPORTATION

INTERSTATE: I-65

DISTANCE (Miles)

45

FEDERAL HIGHWAY: U.S. Hwy 43

0

ALABAMA HIGHWAY: AL Hwy 17

0

PORT OF FLORENCE:

7

NW AL REGIONAL AIRPORT (MSL):

6

HUNTSVILLE INTERNATIONAL AIRPORT (HSV):

56

RAIL SERVICE(S): Norfolk Southern

TRACK STATUS: <1500 Ft.

GENERAL COMMENTS: Public rail head located approximately 1000 feet north of property