



**5-STORY OFFICE TOWER**  
**43,500 Square-Foot Available**  
**Colbert County**

Reservation Road  
 Muscle Shoals, AL 35662

Former Use: TVA Offices  
 Zoning: No Zoning-Federal Reservation  
 Sale Price: Market Value      Lease: \$5.00-\$7.00 Net



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Office (5 Floors)	43,500	8	8	N/A	8 **	Yes	Yes

**Specifications**

Total Square Feet:	43,500
In City Limits:	No
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres/Additional Acres:	Situated on 3,000 acre Federal reservation

**Construction**

Built:	1980
Additions:	
Expandable:	Yes
Exterior:	Brick
Interior:	Drywall
Roof:	Built up 3 ply
Fire Rating:	3

**Facilities**

	Qty	Dimensions
Dock High Doors:	1	
Drive-In Doors:	0	
Overhead Cranes:	0	
Parking Spaces:	150+	
Primary Lighting: T-8 Fluorescent		
Dimensions: 179' x 54' (five floors)		

\*\*Floor thickness: 4" on first floor; 8" flexicor pre-cast with 2" concrete topping on upper floors.

Updated: 7/16/08

**Utilities**

	Provider	Service
Electrical:	Muscle Shoals Electric Board	480 Volts 1200 amp
Water:	TVA	4-inch
Wastewater:	TVA	8-inch
Natural Gas:	None	
Telecom:	TVA	Fiber Optics; DSL;Cable; Dial up; T-1; T-3

**Access**

		Distance
Closest Interstate:	I-65	45 miles
Miles to Hwy:	U.S. 72	1 mile
Rail Service:	Norfolk Southern	On site
Closest Airport(s):	NW AL Regional Huntsville Int'l	2 miles 57 miles
Barge Site:	No	
Nearest Port:	Florence Port	4 miles

**Comments**

Annual Base Lease per SF: \$5.00 - \$7.00 net of all expenses. Five floor structure

**Contact**

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