



GALES BUILDING #2
6,000 Square Feet
Colbert County

209 Gann Boulevard
 Tuscumbia, AL 35674

Former Use: New Building
 Zoning: Light Industrial

Sale Price: Not for Sale Lease: \$1,400/month



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	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:	0.5

Construction	
Built:	2006
Additions:	None
Expandable:	No
Exterior:	Metal
Interior:	Insulated
Reinforced Concrete Floor:	No
Roof:	26 Gauge Metal
Fire Rating:	5

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	0	
Dock High Doors without Levelers:	1	12' x 12'
Drive-In Doors:	1	12' x 12'
Overhead Cranes:	0	
Parking Spaces:	9	
Primary Lighting:	9 overhead vapor lights	
Bldg. Dimensions	60' x 100'	

Utilities		
	Provider	Service
Electric:	Tuscumbia Utilities	3-Phase
Water:	Tuscumbia Utilities	6-inch; 60 PSI
Wastewater:	Tuscumbia Utilities	10-inch
Natural Gas:	Tuscumbia Utilities	2-inch
Telecom:	BellSouth	

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-Lauderdale Port	6 miles

Contact
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Comments
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