



LAW-NABISCO BUILDING
18,347 Square Feet
Colbert County

201 W. 20th Avenue
 Sheffield, AL 35660

Former Use: Warehouse/Manufacturing
 Zoning: Lt. Industrial

Price: \$280,000 Lease: \$2.50/sf for long-term



| Features | Square Footage | Ceiling Ht. Center (ft) | Ceiling Ht. Eaves (ft) | Column Spacing (ft) | Floor Thickness (in) | Air Conditioned | Sprinkler System |
|------------|----------------|-------------------------|------------------------|---------------------|----------------------|-----------------|------------------|
| Production | 16,265 | 12 | 12 | 20' | 6 | No | N/A |
| Office | 2,082 | 9 | 9 | | 6 | Yes | N/A |

Specifications

| | |
|---------------------------------|------------------------|
| Total Square Feet: | 18,347 |
| In City Limits: | Yes |
| MSA: | Florence-Muscle Shoals |
| Multiple Tenants/Sub-dividable: | No |
| Spec/Shell Building: | No |
| Acres | 1 |

Construction

| | |
|--------------|---------------|
| Built: | 1973 |
| Additions: | 1990 |
| Expandable: | Yes |
| Exterior: | Brick |
| Interior: | Block |
| Roof: | Flat & Rubber |
| Fire Rating: | 4 |

Facilities

| | Qty | Dimensions |
|-------------------|-------------|----------------|
| Dock High Doors: | 7 | 9' 4" x 7' 10" |
| Drive-In Doors: | 0 | |
| Overhead Cranes: | 0 | |
| Parking Spaces: | 20 | |
| Primary Lighting: | Fluorescent | |
| Bldg. Dimensions | 135' x 135' | |

Comments

Rear awning: 81.6 x 26.8 = 2,186 s/f
 Pavement in back for docks

 Updated: 7/16/08

Utilities

| | Provider | Service |
|--------------|---------------------|----------------------------|
| Electric: | Sheffield Utilities | 120/240; 3 Phase; 200 amps |
| Water: | Sheffield Utilities | 6-inches |
| Wastewater: | Sheffield Utilities | 8-inches |
| Natural Gas: | Sheffield Utilities | 6-inches |
| Telecom: | AT&T | DSL |

Access

| | | |
|---------------------|------------------------------------|---------------------|
| Closest Interstate: | I-65 | 48 miles |
| Miles to Hwy: | U.S. Hwy. 72 | 3 miles |
| Rail Service: | None | |
| Closest Airport(s): | NW AL Regional Huntsville Int'l | 6 miles 61 miles |
| Barge Site: | No | N/A |
| Nearest Port: | Florence Port | 4 miles |

Contact

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