



**LEXINGTON CENTRAL
HEIGHTS**
20,000 Square Feet Available
Lauderdale County

4700 County Road 81
Florence, Alabama 35633

Former Use: Manufacturing
Zoning: None
Sale Price: \$325,000 Lease: Leased until 11/2008



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	18,000	16	10		4	Yes	No
Office	1,000	8	8	N/A	N/A	Yes	No
Breakroom, shipping, storage	1,000	N/A	N/A	N/A	N/A	Yes	No

Specifications

Total Square Feet:	20,000
In City Limits:	No
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres/Additional Acres:	8

Construction

Built:	1982
Additions:	
Expandable:	Yes
Exterior:	Metal
Interior:	
Roof:	Metal
Fire Rating:	4

Facilities

	Qty	Dimensions
Dock High Doors:	1	9' x 8'
Drive-In Doors:	0	
Overhead Cranes:	0	
Parking Spaces:	100	Not paved
Dimensions:		200' x 100'
Primary Lighting:		

Comments

Updated: 12/28/07: Building leased until 11/2008; owner would still like to sell.

Utilities

	Provider	Service
Electrical:	Florence Utilities	800 amp service, 3 Phase 208/120 Volts 225 KVA cap.
Water:	West Lauderdale Water	2 in. main
Wastewater:	No sewer	
Natural Gas:	Florence Utilities	6 in. main
Telecom:	Multiple	XDSL

Access

Closest Interstate:	I-65	54 miles
Miles to Hwy:	U.S. 72	5 miles
Rail Service:	No	
Closest Airport(s):	NW AL Regional Huntsville Int'l	18 miles 73 miles
Barge Site:	No	
Nearest Port:	Florence Port	12 Miles, Channel Depth: 9 Ft.

Contact

Shoals Economic Development Authority
P.O. Box 580 ♦ Florence, AL 35631
Phone: 256.764.0351 Fax: 256.764.3850
www.seda-shoals.com
E-mail: shoalseda@seda-shoals.com