



**LEXINGTON-COTTON GIN**  
**45,000 Square Feet Available**  
**(2 buildings)**  
**Lauderdale County**

County Road 51  
 Lexington, AL 35648

Former Use: Manufacturing  
 Zoning: Industrial

Price: \$450,000      Lease: \$4,000 /month  
    Triple Net



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Warehouse	25,000	30	12'		4	Yes	No
Warehouse	20,000	30	12'		4	Yes	No

**Specifications**

Total Square Feet:	45,000
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres:	6.32

**Construction**

Built:	
Additions:	1997
Expandable:	Yes
Exterior:	Metal
Interior:	
Roof:	Metal
Fire Rating:	7

**Facilities**

	Qty	Dimensions
Dock High Doors:	5	(4) 8' x 9' (1) 10' x 8'
Drive-In Doors:	3	(1) 10' x 10" (2) 8' x 8'
Overhead Cranes:	0	
Parking Spaces:	50	Unpaved
Building Dimensions	130' x 161'; 150' x 130'	

**Comments**  
 Two buildings connected by a breezeway.  
 Updated: 7/17/08

**Utilities**

	Provider	Service
Electrical:	Florence Utilities	150 KVA; 120/208 Volts; 3 Phase
Water:	Lexington Water Works	6-inch, Access to 3-inch
Wastewater:	Lexington Water Works	6-inch
Natural Gas:	Alagasco	3 In. and 1.5 In.
Telecom:	BellSouth	DSL

**Access**

Closest Interstate:	I-65	35 miles
Miles to Hwy:	U.S. 72	5 miles
Rail Service:	No	N/A
Closest Airport(s):	NW AL Regional Huntsville Int'l	27 miles 56 miles
Barge Site:	No	N/A
Nearest Port:	Florence Port	24 miles

**Contact**  
 Shoals Economic Development Authority  
 P.O. Box 580 • Florence, AL 35631  
 Phone: 256.764.0351    Fax: 256.764.3850  
[www.seda-shoals.com](http://www.seda-shoals.com)  
 E-mail: [shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)