



WAVERLEE BUILDING
162,500 Square Feet Available
Colbert County

680 Waverlee Road
 Tuscumbia, AL 35674

Former Use: Manufacturing
 Zoning: No Zoning

Sale Price: \$3.5 million Lease: Not for Lease



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	115,000	36	20	25 x 100	6	No	Yes
Office*	12,500	N/A	9		4	Yes	Yes
Covered Area**	35,000	24	20		6	N/A	Yes

Specifications

Total Square Feet:	162,500
In City Limits:	MSL Police Juris.
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres	19

Construction

Built:	1997
Additions:	None
Expandable:	Yes
Exterior:	Metal/Brick Façade
Interior:	Metal Liner Panel
Roof:	Pre-engineered Steel
Fire Rating:	3

Facilities

	Qty	Dimensions
Dock High Doors:	1****	8' x 10'
Drive-In Doors:	12	(1) 20' x 20' (10) 15' x 20' (1) 8' x 10'
Overhead Cranes:	0	
Dimensions:		400' x 400'
Parking Spaces: ***	250	Paved
Primary Lighting:		Metal Halide

Comments

*5,000 s/f finished office; 5,000 s/f breakroom
 2,500 s/f unfinished office
 ** Covered area for outside storage
 *** Entire tract is asphalt covered.
 ****Additional dock doors easily installed.
In Muscle Shoals Police Jurisdiction

Utilities

	Provider	Service
Electrical:	Sheffield Utilities	1200 amps. 3 Phase, 480/277 Volts, 500 kVA transformer
Water:	Muscle Shoals Utilities	12-inch and 8-inch
Wastewater:	Muscle Shoals Utilities	8-inch
Natural Gas:	North Alabama Gas District	2-inch main, 45 PSI
Telecom:	AT&T	XDSL; Fiber Optics

Access

Closest Interstate:	I-65	43 miles
Miles to Hwy:	U.S. 72	Adjacent
Rail Service:	Norfolk Southern	At property line
Closest Airport(s):	NW AL Regional Huntsville Int'l	5 miles 55 miles
Barge Site:	None	
Nearest Port:	Florence Port	7 miles

Contact

Shoals Economic Development Authority
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Note: Interior wall has 24' eaves and the exterior wall has 20' eaves

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