



# 3102 Northington Court Building

49,500 Square Feet

3102 Northington Court  
Florence, AL 35630



**COUNTY:** Lauderdale  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** Florence-Lauderdale  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.876111  
**LONGITUDE:** -87.665711

Shoals Economic Development Authority  
20 Hightower Place, Suite 1  
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**PROPERTY STATUS:** Available

**UPDATED:** 12/27/2011

## PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:**

**LEASE RATE:** per square foot per year

**DATE PRICING QUOTED:** 12/27/2011

**PRICING COMMENTS:** Price is negotiable.

## BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 49,500

**YEAR BUILT:** 1992

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 49,500

**NUMBER OF BUILDINGS:** 2

**ZONING:** Light Industrial

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** None

**PREVIOUS USE:**

**MINIMUM SIZE (SQ FT):** 49,500

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 18.0

**BUILDING DIMENSIONS (FT):**

Warehouse

**EAVE HEIGHT (FT):** 14.0

**COLUMN SPACING (FT):** 60

**EXTERIOR MATERIAL(S):** Metal

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):** 25

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 45,500

**PROD/WHSE LARGEST AREA (SQ FT):** 40,000

**PROD/WHSE FLOOR THICKNESS (IN):** 4      **REINFORCED?** No

**PROD/WHSE HEAT / AIR?** Neither

**PROD/WHSE SPRINKLER SYSTEM?** No      **PRIMARY LIGHTING:**

**DOCK-LEVEL DOORS WITH LEVELERS:** 1      **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 3

**DRIVE-IN DOORS:** 1

**DIMENSIONS (FT):**      **DIMENSIONS (FT):**

**DIMENSIONS (FT):**

**NUMBER OF CRANES:** 0      **OVERHEAD CRANES:** 0      **LARGEST CRANE CAPACITY (TONS):**      **CRANE UNDER HOOK HEIGHT (FT):**

**BUILDING DETAILS:** Updated offices; video presentation room; full kitchen; fire, smoke, and burglar alarms; phone system; wired for computer network

### OFFICE AREA

**OFFICE AREA (SQ FT):** 4,000

**NUMBER OF OFFICES:** 8

**OFFICE HEAT / AIR?** Both

**OFFICE SPRINKLER SYSTEM?** No

## SITE INFORMATION

**LOT SIZE (ACRES):** 4.70

**NUMBER OF DEVELOPABLE ACRES:** 0.00

**ADDITIONAL ACRES:** 0.00

**TAX MAP PARCEL:** 15-06-14-0-001-032.010

**CITY / DISTRICT PROPERTY TAX (MILLS):** 25.0

**COUNTY PROPERTY TAX (MILLS):** 17.5

**STATE PROPERTY TAX (MILLS):** 6.5

**FIRE RATING:** 4

**PARKING SPACES:**

**PARKING SURFACE:** Asphalt

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Florence Utilities

**VOLTAGE:** 277/480

**PHASE:** Three      **AMP MAIN:** 3200

**KVA:** 750

**WATER PROVIDER:** Florence Utilities

**WATER SERVICE:** 16-inch at site

**WASTEWATER PROVIDER:** Florence Utilities

**WASTEWATER SERVICE:** 12-inch at site

**NATURAL GAS PROVIDER:** Florence Utilities

**NATURAL GAS SERVICE:** 6-inch, 125 PSI at site

**TELECOM PROVIDER:** AT&T; Comcast

**TELECOM SERVICE:** DSL; fiber optic, high-speed internet available; phone

### TRANSPORTATION

**INTERSTATE:** I-65      **DISTANCE (Miles)** 45

**FEDERAL HIGHWAY:** U.S. Hwy 72      5

**ALABAMA HIGHWAY:** AL Hwy 17      1

**PORT OF FLORENCE:** 7

**NW AL REGIONAL AIRPORT (MSL):** 11

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):** 67

**RAIL SERVICE(S):** N/A

**TRACK STATUS:** N/A

**GENERAL COMMENTS:**

