



509 Wilhite Building

7,500 Square Feet

509 Wilhite Street
Florence, AL 35630



COUNTY: Lauderdale
IN CITY LIMITS: Yes
INDUSTRIAL PARK: Florence-Lauderdale
MSA: Florence-Muscle Shoals
LATITUDE: 34.859711
LONGITUDE: -87.654011

Shoals Economic Development Authority
20 Hightower Place, Suite 1
Florence, Alabama 35630
Phone: (256) 764-0351
FAX: (256) 764-3850
E-mail: shoalseda@seda-shoals.com

PROPERTY STATUS: Available

UPDATED: 2/6/2012

PRICING

FOR SALE? Yes

FOR LEASE? Yes

PRICE NEGOTIABLE? Yes

SALE PRICE:

LEASE RATE: \$2.40 per square foot per year

DATE PRICING QUOTED: 2/6/2012

PRICING COMMENTS: \$1,500 / month; owner willing to sell but did not provide a price

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 7,500

YEAR BUILT: 1993

OWNERSHIP: Private

TOTAL AVAILABLE (SQ FT): 7,500

NUMBER OF BUILDINGS: 1

ZONING: Light Industrial

EXPANDABLE TO (SQ FT):

ADDITIONS: None

PREVIOUS USE: Furniture warehouse

MINIMUM SIZE (SQ FT): 7,500

MULTIPLE TENANTS? No

TYPE OF SPACE: Industrial

MAXIMUM CEILING HEIGHT (FT): 16.0

BUILDING DIMENSIONS (FT): 50 x 150

Warehouse

EAVE HEIGHT (FT): 13.5

COLUMN SPACING (FT):

EXTERIOR MATERIAL(S): Metal

CLEAR CEILING HEIGHT (FT):

BAY SPACING (FT):

ROOF TYPE: Metal

PRODUCTION / WAREHOUSE AREA

PROD/WHSE TOTAL AREA (SQ FT): 7,125

PROD/WHSE LARGEST AREA (SQ FT):

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

PROD/WHSE HEAT / AIR? Heat

PROD/WHSE SPRINKLER SYSTEM? No **PRIMARY LIGHTING:** Vapor and Skylights

DOCK-LEVEL DOORS WITH LEVELERS: 0 **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 1

DIMENSIONS (FT):

DIMENSIONS (FT):

DRIVE-IN DOORS: 2

DIMENSIONS (FT):

NUMBER OF CRANES: 0 **OVERHEAD CRANES:** 0 **LARGEST CRANE CAPACITY (TONS):**

CRANE UNDER HOOK HEIGHT (FT):

BUILDING DETAILS:

OFFICE AREA

OFFICE AREA (SQ FT): 375

NUMBER OF OFFICES:

OFFICE HEAT / AIR? Both

OFFICE SPRINKLER SYSTEM? No

SITE INFORMATION

LOT SIZE (ACRES): 1.20

NUMBER OF DEVELOPABLE ACRES: 0.00

ADDITIONAL ACRES: 0.00

TAX MAP PARCEL: 15-06-24-0-001-009.014

CITY / DISTRICT PROPERTY TAX (MILLS): 25.0

COUNTY PROPERTY TAX (MILLS): 17.5

STATE PROPERTY TAX (MILLS): 6.5

FIRE RATING: 4

PARKING SPACES: 6

PARKING SURFACE: Asphalt

FLOODPLAIN? No

UTILITIES

ELECTRIC PROVIDER: Florence Utilities

VOLTAGE: 120/208

PHASE: Three **AMP MAIN:**

KVA: 75

WATER PROVIDER: Florence Utilities

WATER SERVICE: 12-inch at site

WASTEWATER PROVIDER: Florence Utilities

WASTEWATER SERVICE: 8-inch at site

NATURAL GAS PROVIDER: Florence Utilities

NATURAL GAS SERVICE: 6-inch at site; 0.75-inch to building

TELECOM PROVIDER: AT&T; Comcast

TELECOM SERVICE: Fiber optic, high-speed internet available; phone

TRANSPORTATION

INTERSTATE: I-65

**DISTANCE
(Miles)**

45

FEDERAL HIGHWAY: U.S. Hwy 72

4

ALABAMA HIGHWAY: AL Hwy 17

2

PORT OF FLORENCE:

6

NW AL REGIONAL AIRPORT (MSL):

10

HUNTSVILLE INTERNATIONAL AIRPORT (HSV):

66

RAIL SERVICE(S): N/A

TRACK STATUS: N/A

GENERAL COMMENTS: Fenced side area 40 ft x 100 ft

