



**AL CONVERTER HWY 43
BUILDING**
43,500 SQUARE FEET AVAILABLE
COLBERT COUNTY

715 Hwy 43 South
Tuscumbia, AL 35674

Former Use: Manufacturing
Zoning: Light Industrial / Commercial

Sale \$449,900
Price: Negotiable Lease: Not for Lease



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Production	39,500	25	20	Clear Span	4 - 6	No	No
Office	4,000	8	N/A	N/A	4 - 6	Yes	No

Specifications

Total Square Feet:	43,500
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants:	No
Spec/Shell Building:	No
#Acres:	8
#Developable Acres:	6

Construction

Built:	1965
Additions:	2001
Expandable:	Yes
Exterior:	Metal
Interior:	Sheet Metal
Reinforced Concrete Floor:	Yes
Roof:	Metal
Fire Rating:	5

Facilities

	Qty	Dimensions
Dock High Doors with Levelers:	0	
Dock High Doors without Levelers:	4	85' x 25' dock area; 8-bay dock
Drive-In Doors:	9	14' x 12'
	2	10' x 8'
	1	20' x 18' Double Sliding Door
Overhead Cranes:	0	
Parking Spaces:	50	Paved
Primary Lighting:		
Bldg. Dimensions	70' x 350' (main building)	

Utilities

	Provider	Service
Electric:	Sheffield Utilities	460/480 3-Phase
Water:	Tuscumbia Utilities	6-inch, 60 PSI
Wastewater:	Tuscumbia Utilities	8-inch in front of building
Natural Gas:	North AL Gas	4-inch; 45 psi
Telecom:	Multiple	XDSL

Access

Closest Interstate:	I-65	45 Miles
Miles to Hwy:	U.S. 43	0 Miles
Rail Service:	Adjacent	
Closest Airport(s):	NW AL Regional Huntsville Int'l	6 Miles 55 Miles
Barge Site:	No	
Nearest Port:	Florence Port	8 Miles

Contact
Shoals Economic Development Authority
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Comments
Updated: 3/19/10. Owners want to sell; would listen to any bona fide offer.