



**AL CONVERTER WOODMONT  
BUILDING**  
31,275 SQUARE FEET AVAILABLE  
COLBERT COUNTY

1040 Woodmont Drive  
Tuscumbia, AL 35674

Former Use: Manufacturing  
Zoning: Light Industrial/Commercial

Price: \$449,900  
Negotiable

Lease: \$2.50 s/f  
Triple Net,  
Negotiable



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	28,725	20	12	210 x 70	4	No	No
Office	2,550	8	N/A	N/A	4	Yes	No

### Specifications

Total Square Feet:	31,275
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres/Additional Acres	6

### Construction

Built:	1965
Additions:	1999
Expandable:	Yes
Exterior:	Metal
Interior:	Block Fire Wall, Sheet Metal
Roof:	Galvanized Metal
Fire Rating:	5

### Facilities

	Qty	Dimensions
Dock High Doors:	1	12' x 12'; With Bed
Drive-In Doors:	4	12' x 12'
Overhead Cranes:	0	
Parking Spaces:	50	Paved
Primary Lighting:		
Dimensions:	140' x 210'	

### Comments

Owners want to sell; very negotiable, would listen to any bona fide offer.  
Updated: 3/19/10

### Utilities

	Provider	Service
Electrical:	Tuscumbia Utilities	600 amps, Phase 3, 120/208 volts.
Water:	Tuscumbia Utilities	2-inch 8" south of building
Wastewater:	Tuscumbia Utilities	16-inch
Natural Gas:	Tuscumbia Utilities	8-inch
Telecom:	Multiple	XDSL

### Access

Closest Interstate:	I-65	45 miles
Miles to Hwy:	U.S. 72	0.5 miles
Rail Service:	No	3 miles
Closest Airport(s):	NW AL Regional Huntsville Int'l	8 miles 57 miles
Barge Site:	No	
Nearest Port:	Florence Port	8 miles

### Contact

Shoals Economic Development Authority  
20 Hightower Place, Suite 1, Florence, AL 35630  
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