



## Bancon Building 10,800 Square Feet

205 W 20th Avenue  
Sheffield, AL 35660



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.759901  
**LONGITUDE:** -87.706331

Shoals Economic Development Authority  
20 Hightower Place, Suite 1  
Florence, Alabama 35630  
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**PROPERTY STATUS:** Available

**UPDATED:** 12/21/2011

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:** \$220,000

**LEASE RATE:** \$1.33 per square foot per year

**DATE PRICING QUOTED:** 12/21/2011

**PRICING COMMENTS:** Owner would rather sell, but would consider lease of \$1.33 / sf or \$1,200 / month

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 10,800

**YEAR BUILT:** 1995

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 10,800

**NUMBER OF BUILDINGS:** 1

**ZONING:** Light Industrial

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** 1997

**PREVIOUS USE:** Auto parts remanufacturing

**MINIMUM SIZE (SQ FT):** 10,800

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 22.7

**BUILDING DIMENSIONS (FT):** 60 x 170

**EAVE HEIGHT (FT):** 18.8

**COLUMN SPACING (FT):**

**EXTERIOR MATERIAL(S):** Metal; Brick

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):**

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 9,600

**PROD/WHSE LARGEST AREA (SQ FT):** 9,600

**PROD/WHSE FLOOR THICKNESS (IN):** 6 **REINFORCED?**

**PROD/WHSE HEAT / AIR?** Both

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

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

**DRIVE-IN DOORS:** 1

**DIMENSIONS (FT):**

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

**BUILDING DETAILS:** No A/C in warehouse (4,800 s.f.); ceiling heights are for warehouse space; production area has 16.0 ft max and 11.6 ft eave

### OFFICE AREA

**OFFICE AREA (SQ FT):** 1,200

**NUMBER OF OFFICES:**

**OFFICE HEAT / AIR?** Both

**OFFICE SPRINKLER SYSTEM?** No

### SITE INFORMATION

**LOT SIZE (ACRES):** 1.06

**NUMBER OF DEVELOPABLE ACRES:** 0.00

**ADDITIONAL ACRES:** 0.00

**TAX MAP PARCEL:** 07-09-32-1-001-002.000

**CITY / DISTRICT PROPERTY TAX (MILLS):** 32.5

**COUNTY PROPERTY TAX (MILLS):** 12.5

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

**FIRE RATING:** 4

**PARKING SPACES:** 15

**PARKING SURFACE:** Asphalt

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 120/240

**PHASE:** Three **AMP MAIN:** 400

**KVA:** 55

**WATER PROVIDER:** Sheffield Utilities

**WATER SERVICE:** 6-inch at site

**WASTEWATER PROVIDER:** Sheffield Utilities

**WASTEWATER SERVICE:** 8-inch at site

**NATURAL GAS PROVIDER:** Sheffield Utilities

**NATURAL GAS SERVICE:** 2-inch to building; 6-inch at site

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

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

### TRANSPORTATION

**INTERSTATE:** I-65 **DISTANCE (Miles)** 52

**FEDERAL HIGHWAY:** U.S. Hwy 72 2

**ALABAMA HIGHWAY:** AL Hwy 184 1

**PORT OF FLORENCE:** 4

**NW AL REGIONAL AIRPORT (MSL):** 6

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):** 62

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

**TRACK STATUS:** N/A

**GENERAL COMMENTS:**

