



**HEREDIA 4271 BRYSON BLVD.  
7,500 SQUARE FEET AVAILABLE  
LAUDERDALE COUNTY**

4271 Bryson Boulevard  
Florence, AL 35630

Former Use: Storage Warehouse  
Zoning: Industrial  
Sale: Not for Sale    Lease: \$1,350/month  
Price:



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Warehouse	6,750	16	13	Open	4	Heat	No
Office	750	8	N/A	None	4	Air	No

Specifications	
Total Square Feet:	7,500
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
#Acres:	1
#Developable Acres:	None

Construction	
Built:	
Additions:	N/A
Expandable:	No
Exterior:	Metal
Interior:	Metal
Reinforced Concrete Floor:	No
Roof:	Metal
Fire Rating:	4

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	1	8' x 12'
Dock High Doors without Levelers:	0	
Drive-In Doors:	1	8' x 10'
Overhead Cranes:	0	
Parking Spaces:	4+	
Primary Lighting:		
Bldg. Dimensions	60' x 125'	

Utilities		
	Provider	Service
Electric:	Florence Utilities	3-Phase; 120/480 volts.
Water:	Florence Utilities	12-inch
Wastewater:	Florence Utilities	8-inch
Natural Gas:	Florence Utilities	6-inch, 125 PSI
Telecom:	AT&T	

Access		
Closest Interstate:	I-65	45 miles
Miles to Hwy:	US 72	4.5 miles
Rail Service:	None	
Closest Airport(s):	NW AL Regional Huntsville Int'l	12 miles 66 miles
Barge Site:	No	
Nearest Port:	Florence Port	7 miles

Comments
Updated: 7/20/10

Contact
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