



## Humann Building

10,400 Square Feet

2860 Denton Road  
Tuscumbia, AL 35674



**COUNTY:** Colbert  
**IN CITY LIMITS:** No  
**INDUSTRIAL PARK:** Shoals Commerce  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.697891  
**LONGITUDE:** -87.652811

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](mailto:shoalseda@seda-shoals.com)

**PROPERTY STATUS:** Available

**UPDATED:** 12/19/2011

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:**

**LEASE RATE:** \$3.00 per square foot per year

**DATE PRICING QUOTED:** 12/19/2011

**PRICING COMMENTS:**

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 10,400

**YEAR BUILT:** 2001

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 10,400

**NUMBER OF BUILDINGS:** 1

**ZONING:** None

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** 2005

**PREVIOUS USE:** Tool and die

**MINIMUM SIZE (SQ FT):** 10,400

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 22.0

**BUILDING DIMENSIONS (FT):** 80 x 100; 40 x 60

Warehouse

**EAVE HEIGHT (FT):** 20.0

**COLUMN SPACING (FT):** 40

**EXTERIOR MATERIAL(S):** Metal

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):** 25

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 8,600

**PROD/WHSE LARGEST AREA (SQ FT):** 8,000

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

**PROD/WHSE HEAT / AIR?** Neither

**PROD/WHSE SPRINKLER SYSTEM?** No **PRIMARY LIGHTING:** Metal Halide

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

**DRIVE-IN DOORS:** 3

**DIMENSIONS (FT):** **DIMENSIONS (FT):** 8 x 8

**DIMENSIONS (FT):** 14 x 14

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

**BUILDING DETAILS:** Production Area - 8,000 sf; Warehouse - 600 sf; bridge-crane rails designed to support a 10-ton crane; no crane installed

### OFFICE AREA

**OFFICE AREA (SQ FT):** 1,800

**NUMBER OF OFFICES:**

**OFFICE HEAT / AIR?** Yes

**OFFICE SPRINKLER SYSTEM?** No

### SITE INFORMATION

**LOT SIZE (ACRES):** 2.50

**NUMBER OF DEVELOPABLE ACRES:** 2.00

**ADDITIONAL ACRES:** 2.00

**TAX MAP PARCEL:** 13-06-23-0-001-018.023

**CITY / DISTRICT PROPERTY TAX (MILLS):** 8.0

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

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

**FIRE RATING:** 3

**PARKING SPACES:** 5

**PARKING SURFACE:** Asphalt

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 480

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

**KVA:**

**WATER PROVIDER:** Tuscumbia Utilities

**WATER SERVICE:** 10-inch, 60 PSI at site

**WASTEWATER PROVIDER:** Tuscumbia Utilities

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

**NATURAL GAS PROVIDER:** North AL Gas District

**NATURAL GAS SERVICE:** 4-inch at site

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

**TELECOM SERVICE:** Phone; high-speed internet available

### TRANSPORTATION

**INTERSTATE:** I-65 **DISTANCE (Miles)** 45

**FEDERAL HIGHWAY:** U.S. Hwy 72alt 0

**ALABAMA HIGHWAY:** AL Hwy 20 0

**PORT OF FLORENCE:** 8

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

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):** 55

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

**TRACK STATUS:** N/A

### GENERAL COMMENTS:

Additional space for parking on site; use of the facility subject to Shoals Commerce Park covenants. Dock area requires additional paving.

