



**LAW-NABISCO BUILDING**  
**18,347 SQUARE FEET**  
**COLBERT COUNTY**

201 W. 20<sup>th</sup> Avenue  
 Sheffield, AL 35660

Former Use: Warehouse/Manufacturing  
 Zoning: Lt. Industrial

Price: \$280,000 Lease: \$2.50 /sf for long-term,



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	16,265	12	12	20'	6	No	N/A
Office	2,082	9	9		6	Yes	N/A

**Specifications**

Total Square Feet:	18,347
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres	1

**Construction**

Built:	1973
Additions:	1990
Expandable:	Yes
Exterior:	Brick
Interior:	Block
Roof:	Flat & Rubber
Fire Rating:	4

**Facilities**

	Qty	Dimensions
Dock High Doors:	7	9' 4" x 7' 10"
Drive-In Doors:	0	
Overhead Cranes:	0	
Parking Spaces:	20	
Primary Lighting:	Fluorescent	
Bldg. Dimensions	135' x 135'	

**Comments**

Rear awning: 81.6 x 26.8 = 2,186 s/f  
 Pavement in back for docks. The terms are negotiable and the owner is willing to lease part or all on a month-to-month basis as well as long-term lease or sale. Owner would consider all offers.

**Utilities**

	Provider	Service
Electric:	Sheffield Utilities	120/240; 3 Phase; 200 amps
Water:	Sheffield Utilities	6-inches
Wastewater:	Sheffield Utilities	8-inches
Natural Gas:	Sheffield Utilities	6-inches
Telecom:	AT&T	DSL

**Access**

Closest Interstate:	I-65	48 miles
Miles to Hwy:	U.S. Hwy. 72	3 miles
Rail Service:	None	
Closest Airport(s):	NW AL Regional Huntsville Int'l	6 miles 61 miles
Barge Site:	No	N/A
Nearest Port:	Florence Port	4 miles

**Contact**

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