



## Layfield CNC Building

7,500 Square Feet

1707 West 8th Street  
Sheffield, AL 35660



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** Sheffield  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.750311  
**LONGITUDE:** -87.712291

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

**UPDATED:** 2/6/2012

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:** \$225,000

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

**DATE PRICING QUOTED:** 2/6/2012

**PRICING COMMENTS:** \$1,800 / month; triple net, minimum of two years; both sale and lease price are negotiable.

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 7,500

**YEAR BUILT:** 2000

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 7,500

**NUMBER OF BUILDINGS:** 1

**ZONING:** Light Industrial

**EXPANDABLE TO (SQ FT):** 10,000

**ADDITIONS:** None

**PREVIOUS USE:** CNC design firm

**MINIMUM SIZE (SQ FT):** 7,500

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 26.0

**BUILDING DIMENSIONS (FT):** 50 x 125

**EXTERIOR MATERIAL(S):** Metal

**EAVE HEIGHT (FT):** 24.0

**COLUMN SPACING (FT):**

**ROOF TYPE:** Standing Seam

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):**

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 5,000

**PROD/WHSE LARGEST AREA (SQ FT):** 5,000

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

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

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

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

**DRIVE-IN DOORS:** 1

**DIMENSIONS (FT):**

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

**NUMBER OF CRANES:** 1 **OVERHEAD CRANES:** 1 **LARGEST CRANE CAPACITY (TONS):** 5 **CRANE UNDER HOOK HEIGHT (FT):**

**BUILDING DETAILS:** Crane is a 5-ton, 48-foot wide; beam can support 15-ton crane

### OFFICE AREA

**OFFICE AREA (SQ FT):** 2,500

**NUMBER OF OFFICES:**

**OFFICE HEAT / AIR?** Both

**OFFICE SPRINKLER SYSTEM?** No

### SITE INFORMATION

**LOT SIZE (ACRES):** 2.00

**NUMBER OF DEVELOPABLE ACRES:** 1.50

**ADDITIONAL ACRES:** 0.00

**TAX MAP PARCEL:** 07-09-32-4-003-001.010

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

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

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

**FIRE RATING:** 4

**PARKING SPACES:** 10

**PARKING SURFACE:** Gravel

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 277/480

**PHASE:** Three **AMP MAIN:** 600

**KVA:** 150

**WATER PROVIDER:** Sheffield Utilities

**WATER SERVICE:** 8-inch, 10-inch at site

**WASTEWATER PROVIDER:** Sheffield Utilities

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

**NATURAL GAS PROVIDER:** Sheffield Utilities

**NATURAL GAS SERVICE:** 4-inch, 6-inch at site

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

**TELECOM SERVICE:** ISDN; DSL; fiber optic, high-speed internet available

### TRANSPORTATION

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

**FEDERAL HIGHWAY:** U.S. Hwy 72 3

**ALABAMA HIGHWAY:** AL Hwy 157 3

**PORT OF FLORENCE:** 5

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

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):** 61

**RAIL SERVICE(S):** Norfolk Southern

**TRACK STATUS:** <1500 Ft.

**GENERAL COMMENTS:**

