



## Lexington Cotton Gin

37,000 Square Feet

101 County Road 51  
Lexington, AL 35648



**COUNTY:** Lauderdale  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.962951  
**LONGITUDE:** -87.368011

Shoals Economic Development Authority  
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**PROPERTY STATUS:** Available

**UPDATED:** 2/7/2012

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?**

**SALE PRICE:** \$450,000

**LEASE RATE:** \$1.07 per square foot per year

**DATE PRICING QUOTED:** 2/7/2012

**PRICING COMMENTS:** \$4,000 / month; triple net

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 45,000

**YEAR BUILT:** 1969

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 37,000

**NUMBER OF BUILDINGS:** 2

**ZONING:** Light Industrial

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** 1997

**PREVIOUS USE:** Warehouse

**MINIMUM SIZE (SQ FT):** 2,500

**MULTIPLE TENANTS?** Yes

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 30.0

**BUILDING DIMENSIONS (FT):** 130 x 161; 150 x 130

Warehouse

**EAVE HEIGHT (FT):** 12.0

**COLUMN SPACING (FT):**

**EXTERIOR MATERIAL(S):** Metal

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):**

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 45,000

**OFFICE AREA (SQ FT):** 0

**PROD/WHSE LARGEST AREA (SQ FT):** 25,000

**NUMBER OF OFFICES:** 0

**PROD/WHSE FLOOR THICKNESS (IN):** 4 **REINFORCED?** No

**OFFICE HEAT / AIR?** N/A

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

**OFFICE SPRINKLER SYSTEM?** N/A

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

**DOCK-LEVEL DOORS WITH LEVELERS:** 0 **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 5

**DRIVE-IN DOORS:** 3

**DIMENSIONS (FT):** **DIMENSIONS (FT):** 8 x 9; 10 x 8

**DIMENSIONS (FT):** 10 x 10; 8 x 8

**NUMBER OF CRANES:** 0 **OVERHEAD CRANES:** 0 **LARGEST CRANE CAPACITY (TONS):**

**CRANE UNDER HOOK HEIGHT (FT):**

**BUILDING DETAILS:** Dock doors (4) 8' x 9', (1) 10' x 8'; drive-in doors (1) 10' x 10', (2) 8' x 8'

### SITE INFORMATION

**LOT SIZE (ACRES):** 6.32

**FIRE RATING:** 7

**NUMBER OF DEVELOPABLE ACRES:**

**CITY / DISTRICT PROPERTY TAX (MILLS):** 0.0

**PARKING SPACES:** 50

**ADDITIONAL ACRES:**

**COUNTY PROPERTY TAX (MILLS):** 28.5

**PARKING SURFACE:** Gravel

**TAX MAP PARCEL:** 02-05-15-3-001-011.000

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

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Florence Utilities

**VOLTAGE:** 120/208

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

**KVA:** 150

**WATER PROVIDER:** Lexington Water Works

**WATER SERVICE:** 6-inch, 3-inch at site

**WASTEWATER PROVIDER:** Lexington Water Works

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

**NATURAL GAS PROVIDER:** Alagasco

**NATURAL GAS SERVICE:** 3-inch, 1.5-inch

**TELECOM PROVIDER:** AT&T

**TELECOM SERVICE:** DSL; phone; high-speed internet available

### TRANSPORTATION

**INTERSTATE:** I-65

**DISTANCE  
(Miles)**

35

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

8

**ALABAMA HIGHWAY:** AL Hwy 101

0

**PORT OF FLORENCE:**

23

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

26

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):**

56

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

**TRACK STATUS:** N/A

### GENERAL COMMENTS:

Two buildings connected by breezeway; The buildings have been divided into 6 areas ranging from 2,500 s/f. to 8,000 s/f. All have loading dock access, 3-phase power and individual monitored alarm systems.

