



MH Precision Building

15,400 Square Feet

615 Thompson Street
Florence, AL 35630



COUNTY: Lauderdale
IN CITY LIMITS: Yes
INDUSTRIAL PARK: N/A
MSA: Florence-Muscle Shoals
LATITUDE: 34.815431
LONGITUDE: -87.657491

Shoals Economic Development Authority
20 Hightower Place, Suite 1
Florence, Alabama 35630
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PROPERTY STATUS: Available

UPDATED: 2/7/2012

PRICING

FOR SALE? No

FOR LEASE? Yes

PRICE NEGOTIABLE? Yes

SALE PRICE:

LEASE RATE: \$2.40 per square foot per year

DATE PRICING QUOTED: 2/7/2012

PRICING COMMENTS: \$3,000/month; offices can be leased for \$5.00/SF; 5000 SF of W/H space available at \$2.50/SF; 7800 SF space for \$2.00/SF

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 15,400

YEAR BUILT: 1968

OWNERSHIP: Private

TOTAL AVAILABLE (SQ FT): 15,400

NUMBER OF BUILDINGS: 1

ZONING: Industrial

EXPANDABLE TO (SQ FT):

ADDITIONS: 1999

PREVIOUS USE: Mold & die; precision machines

MINIMUM SIZE (SQ FT): 2,600

MULTIPLE TENANTS? Yes

TYPE OF SPACE: Industrial

MAXIMUM CEILING HEIGHT (FT): 28.0

BUILDING DIMENSIONS (FT): 50 x 100; 40 x 225

Warehouse

EAVE HEIGHT (FT): 22.0

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): 12,800

OFFICE AREA (SQ FT): 2,600

PROD/WHSE LARGEST AREA (SQ FT): 12,800

NUMBER OF OFFICES:

PROD/WHSE FLOOR THICKNESS (IN): 8 **REINFORCED?** Yes

OFFICE HEAT / AIR? Both

PROD/WHSE HEAT / AIR? Both

OFFICE SPRINKLER SYSTEM? No

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

DOCK-LEVEL DOORS WITH LEVELERS: 0

DOCK-LEVEL DOORS WITHOUT LEVELERS: 0

DRIVE-IN DOORS: 2

DIMENSIONS (FT):

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NUMBER OF CRANES: 1

OVERHEAD CRANES: 1

LARGEST CRANE CAPACITY (TONS): 5

CRANE UNDER HOOK HEIGHT (FT):

BUILDING DETAILS: Can be separated into 3 units - 2,600 sf; 7,800 sf; 5,000 sf; crane is not installed--rails only

SITE INFORMATION

LOT SIZE (ACRES): 1.00

FIRE RATING: 4

NUMBER OF DEVELOPABLE ACRES: 0.00

CITY / DISTRICT PROPERTY TAX (MILLS): 25.0

PARKING SPACES: 15

ADDITIONAL ACRES: 0.00

COUNTY PROPERTY TAX (MILLS): 17.5

PARKING SURFACE: Asphalt

TAX MAP PARCEL: 24-01-02-4-001-035.001

STATE PROPERTY TAX (MILLS): 6.5

FLOODPLAIN?

UTILITIES

ELECTRIC PROVIDER: Florence Utilities

VOLTAGE: 460

PHASE: Three **AMP MAIN:** 800

KVA: 150

WATER PROVIDER: Florence Utilities

WATER SERVICE: 6-inch, 16-inch at site

WASTEWATER PROVIDER: Florence Utilities

WASTEWATER SERVICE: 8-inch at site

NATURAL GAS PROVIDER: Florence Utilities

NATURAL GAS SERVICE: 2-inch at site; 0.75-inch to building

TELECOM PROVIDER: AT&T; Comcast

TELECOM SERVICE: Fiber optic, high-speed internet available; XDSL

TRANSPORTATION

**DISTANCE
(Miles)**

INTERSTATE: I-65

42

FEDERAL HIGHWAY: U.S. Hwy 72

0

ALABAMA HIGHWAY: AL Hwy 13

0

PORT OF FLORENCE:

3

NW AL REGIONAL AIRPORT (MSL):

6

HUNTSVILLE INTERNATIONAL AIRPORT (HSV):

63

RAIL SERVICE(S): N/A

TRACK STATUS: N/A

GENERAL COMMENTS:

