



**MARTIN AYCOCK 2827 AVALON BUILDING**  
**5,000 SQUARE FEET AVAILABLE**  
**COLBERT COUNTY**

2827 Avalon Avenue  
 Muscle Shoals, AL 35661

Former Use: Distribution  
 Zoning: M-1, Business

Sale Price: \$225,000.00      Lease: \$2,000.00 / month



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Warehouse	4,000	18	16		6" concrete	Yes	No
Office	1,000	18			6" concrete	Yes	

Specifications	
Total Square Feet:	5,000
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
#Acres:	100'X120' lot
#Developable Acres:	

Utilities		
	Provider	Service
Electric:	Muscle Shoals Electric Board	200 amp; 120/240 volt; 3 Phase
Water:	Muscle Shoals Utilities	8-inch with 16-inch" under construction
Wastewater:	Muscle Shoals Utilities	8-inch
Natural Gas:	North AL Gas	2-inch
Telecom:	AT&T	

Construction	
Built:	2000
Additions:	No
Expandable:	Yes
Exterior:	Steel
Interior:	Sheetrock
Reinforced Concrete Floor:	Yes
Roof:	Steel
Fire Rating:	3

Access		
Closest Interstate:	I-65	47 miles
Miles to Hwy:	Hwy 72/20	1 mile
Rail Service:	No	
Closest Airport(s):	NW AL Regional Huntsville Int'l	.25 miles 57 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	0	
Dock High Doors without Levelers:	1	10' X 12'
Drive-In Doors:	1	10' X 12'
Overhead Cranes:	No	
Parking Spaces:	10	Paved
Primary Lighting:	Fluorescent	
Bldg. Dimensions	80' X 100'	

Contact
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Comments

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