



Martin Aycock 2827 Avalon Building

3,400 Square Feet

2827 Avalon Avenue
Muscle Shoals, AL 35661



COUNTY: Colbert
IN CITY LIMITS: Yes
INDUSTRIAL PARK: N/A
MSA: Florence-Muscle Shoals
LATITUDE: 34.744421
LONGITUDE: -87.622271

Shoals Economic Development Authority
20 Hightower Place, Suite 1
Florence, Alabama 35630
Phone: (256) 764-0351
FAX: (256) 764-3850
E-mail: shoalseda@seda-shoals.com

PROPERTY STATUS: Available

UPDATED: 10/19/2011

PRICING

FOR SALE? Yes

FOR LEASE? Yes

PRICE NEGOTIABLE? Yes

SALE PRICE: \$225,000

LEASE RATE: \$4.80 per square foot per year

DATE PRICING QUOTED: 10/19/2011

PRICING COMMENTS: \$2,000 / month (1/3 of facility is leased month-to-month)

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 5,000

YEAR BUILT: 2000

OWNERSHIP: Private

TOTAL AVAILABLE (SQ FT): 3,400

NUMBER OF BUILDINGS: 1

ZONING: Light Industrial

EXPANDABLE TO (SQ FT):

ADDITIONS: None

PREVIOUS USE: Distribution

MINIMUM SIZE (SQ FT): 3,400

MULTIPLE TENANTS? Yes

TYPE OF SPACE: Industrial

MAXIMUM CEILING HEIGHT (FT): 18.0

BUILDING DIMENSIONS (FT): 80 x 100

Warehouse

EAVE HEIGHT (FT): 16.0

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): 4,000

OFFICE AREA (SQ FT): 1,000

PROD/WHSE LARGEST AREA (SQ FT): 4,000

NUMBER OF OFFICES:

PROD/WHSE FLOOR THICKNESS (IN): 6

REINFORCED? Yes

OFFICE HEAT / AIR? Both

PROD/WHSE HEAT / AIR? Both

OFFICE SPRINKLER SYSTEM? No

PROD/WHSE SPRINKLER SYSTEM? No

PRIMARY LIGHTING: Fluorescent

DOCK-LEVEL DOORS WITH LEVELERS: 0

DOCK-LEVEL DOORS WITHOUT LEVELERS: 0

DRIVE-IN DOORS: 0

DIMENSIONS (FT):

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NUMBER OF CRANES: 0

OVERHEAD CRANES: 0

LARGEST CRANE CAPACITY (TONS):

CRANE UNDER HOOK HEIGHT (FT):

BUILDING DETAILS: 1/3 of the building where the loading dock is located has been leased, but the warehouse and office area is still available.

SITE INFORMATION

LOT SIZE (ACRES): 0.28

FIRE RATING: 3

NUMBER OF DEVELOPABLE ACRES: 0.00

CITY / DISTRICT PROPERTY TAX (MILLS): 21.5

PARKING SPACES: 10

ADDITIONAL ACRES: 0.00

COUNTY PROPERTY TAX (MILLS): 12.5

PARKING SURFACE: Asphalt

TAX MAP PARCEL: 08-09-31-4-001-019.000

STATE PROPERTY TAX (MILLS): 6.5

FLOODPLAIN?

UTILITIES

ELECTRIC PROVIDER: Muscle Shoals Electric Board

VOLTAGE: 120/240

PHASE: Three

AMP MAIN: 200

KVA:

WATER PROVIDER: Muscle Shoals Utilities

WATER SERVICE: 8-inch with 16-inch under construction

WASTEWATER PROVIDER: Muscle Shoals Utilities

WASTEWATER SERVICE: 8-inch at site

NATURAL GAS PROVIDER: North AL Gas District

NATURAL GAS SERVICE: 2-inch

TELECOM PROVIDER: AT&T

TELECOM SERVICE: xDSL; phone; fiber optic available

TRANSPORTATION

**DISTANCE
(Miles)**

INTERSTATE: I-65

47

FEDERAL HIGHWAY: U.S. Hwy 72

1

ALABAMA HIGHWAY:

PORT OF FLORENCE:

6

NW AL REGIONAL AIRPORT (MSL):

0

HUNTSVILLE INTERNATIONAL AIRPORT (HSV):

57

RAIL SERVICE(S): N/A

TRACK STATUS: N/A

GENERAL COMMENTS: