



## Nabisco Building 18,347 Square Feet

201 W 20th Avenue  
Sheffield, AL 35660



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.760391  
**LONGITUDE:** -87.705721

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

**UPDATED:** 10/31/2011

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:** \$194,500

**LEASE RATE:** \$2.50 per square foot per year

**DATE PRICING QUOTED:** 10/31/2011

**PRICING COMMENTS:** Price is for long-term lease; terms negotiable; will lease part/all on month-by-month basis; owner will consider all offers

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 18,347

**YEAR BUILT:** 1973

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 18,347

**NUMBER OF BUILDINGS:** 1

**ZONING:** Light Industrial

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** 1990

**PREVIOUS USE:** Warehouse / Manufacturing

**MINIMUM SIZE (SQ FT):** 18,347

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 12.0

**BUILDING DIMENSIONS (FT):** 135 x 135

Warehouse

**EAVE HEIGHT (FT):** 12.0

**COLUMN SPACING (FT):** 20

**EXTERIOR MATERIAL(S):** Brick

**CLEAR CEILING HEIGHT (FT):** 12.0

**BAY SPACING (FT):**

**ROOF TYPE:** Flat & Rubber

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 16,265

**PROD/WHSE LARGEST AREA (SQ FT):** 16,265

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

**PROD/WHSE HEAT / AIR?** Gas Heat

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

**DOCK-LEVEL DOORS WITH LEVELERS:** 1 **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 8

**DRIVE-IN DOORS:** 0

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

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

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

**BUILDING DETAILS:** Building has rear awning 81.6' x 26.8' over docks and fenced-in back lot.

### OFFICE AREA

**OFFICE AREA (SQ FT):** 2,082

**NUMBER OF OFFICES:** 3 plus kitchen

**OFFICE HEAT / AIR?** Both

**OFFICE SPRINKLER SYSTEM?** No

### SITE INFORMATION

**LOT SIZE (ACRES):** 0.74

**NUMBER OF DEVELOPABLE ACRES:** 0.00

**ADDITIONAL ACRES:** 0.00

**TAX MAP PARCEL:** 07-09-29-4-006-010.000

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

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

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

**FIRE RATING:** 4

**PARKING SPACES:** 20

**PARKING SURFACE:** Asphalt

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 120/240

**PHASE:** Three **AMP MAIN:** 200

**KVA:**

**WATER PROVIDER:** Sheffield Utilities

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

**WASTEWATER PROVIDER:** Sheffield Utilities

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

**NATURAL GAS PROVIDER:** Sheffield Utilities

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

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

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

### TRANSPORTATION

**DISTANCE  
(Miles)**

**INTERSTATE:** I-65 52

**FEDERAL HIGHWAY:** U.S. Hwy 72 2

**ALABAMA HIGHWAY:** AL Hwy 157 0

**PORT OF FLORENCE:** 4

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

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):** 62

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

**TRACK STATUS:** N/A

**GENERAL COMMENTS:** Rear awning: 81.6 x 26.8 = 2186 sf; pavement in back of docks