



## Neal Isbell Building

50,200 Square Feet

680 Gnat Pond Road  
Leighton, AL 35646



**COUNTY:** Colbert  
**IN CITY LIMITS:** No  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.708911  
**LONGITUDE:** -87.581421

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

**UPDATED:** 5/2/2012

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?** Yes

**SALE PRICE:** \$1,200,000

**LEASE RATE:** TBD per square foot per year

**DATE PRICING QUOTED:** 5/2/2012

**PRICING COMMENTS:** Price for building, residence and land

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 50,200

**YEAR BUILT:** 1996

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 50,200

**NUMBER OF BUILDINGS:** 1

**ZONING:** None

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** None

**PREVIOUS USE:** Warehouse

**MINIMUM SIZE (SQ FT):**

**MULTIPLE TENANTS?**

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 26.0

**BUILDING DIMENSIONS (FT):** 220 x 220

Warehouse

**EAVE HEIGHT (FT):** 18.0

**COLUMN SPACING (FT):** 20

**EXTERIOR MATERIAL(S):** Metal

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):**

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 50,000

**PROD/WHSE LARGEST AREA (SQ FT):**

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

**PROD/WHSE HEAT / AIR?** Neither

**PROD/WHSE SPRINKLER SYSTEM?** Yes      **PRIMARY LIGHTING:**

**DOCK-LEVEL DOORS WITH LEVELERS:** 3      **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 1

**DRIVE-IN DOORS:** 1

**DIMENSIONS (FT):** 9 x 12

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**NUMBER OF CRANES:** 0      **OVERHEAD CRANES:** 0      **LARGEST CRANE CAPACITY (TONS):**      **CRANE UNDER HOOK HEIGHT (FT):**

**BUILDING DETAILS:** Located on main line N/S track near Sheffield Rail Classification Yard with spur potential

### OFFICE AREA

**OFFICE AREA (SQ FT):** 200

**NUMBER OF OFFICES:**

**OFFICE HEAT / AIR?** Both

**OFFICE SPRINKLER SYSTEM?** Yes

### SITE INFORMATION

**LOT SIZE (ACRES):** 55.00

**NUMBER OF DEVELOPABLE ACRES:** 55.00

**ADDITIONAL ACRES:** 0.00

**TAX MAP PARCEL:** 12-05-15-0-001-005.000

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

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

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

**FIRE RATING:** 8

**PARKING SPACES:** 8

**PARKING SURFACE:** Gravel

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 120/240

**PHASE:** Single      **AMP MAIN:**

**KVA:** 25

**WATER PROVIDER:** Colbert Co. Rural Water System

**WATER SERVICE:** 8-inch, 10-inch at site

**WASTEWATER PROVIDER:** N/A

**WASTEWATER SERVICE:** Septic tank

**NATURAL GAS PROVIDER:** North AL Gas District

**NATURAL GAS SERVICE:** 8-inch at site (600 PSI); 4-inch (45 PSI) to building

**TELECOM PROVIDER:** AT&T

**TELECOM SERVICE:**

### TRANSPORTATION

**INTERSTATE:** I-65

**DISTANCE  
(Miles)**

43

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

3

**ALABAMA HIGHWAY:** AL Hwy 20

2

**PORT OF FLORENCE:**

12

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

4

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):**

53

**RAIL SERVICE(S):** Norfolk Southern

**TRACK STATUS:** <1500 Ft.

**GENERAL COMMENTS:** Includes warehouse and adjacent 2,000 s/f private residence on 55 acres.

