



**PFI Building**  
**7,500 Square Feet**  
 207 Gann Boulevard  
 Tuscumbia, AL 35674



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.728421  
**LONGITUDE:** -87.682721

Shoals Economic Development Authority  
 20 Hightower Place, Suite 1  
 Florence, Alabama 35630  
 Phone: (256) 764-0351  
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**PROPERTY STATUS:** Available

**UPDATED:** 10/19/2011

**PRICING**

**FOR SALE?** Yes

**SALE PRICE:** \$245,000

**PRICING COMMENTS:** \$1,850 / month

**FOR LEASE?** Yes

**LEASE RATE:** \$2.96 per square foot per year

**PRICE NEGOTIABLE?**

**DATE PRICING QUOTED:** 10/19/2011

**BUILDING INFORMATION**

**TOTAL SIZE (SQ FT):** 7,500  
**TOTAL AVAILABLE (SQ FT):** 7,500  
**EXPANDABLE TO (SQ FT):**  
**MINIMUM SIZE (SQ FT):** 7,500  
**MAXIMUM CEILING HEIGHT (FT):** 20.0  
**EAVE HEIGHT (FT):** 14.0  
**CLEAR CEILING HEIGHT (FT):**

**YEAR BUILT:** 2001  
**NUMBER OF BUILDINGS:** 1  
**ADDITIONS:** None  
**MULTIPLE TENANTS?** No  
**BUILDING DIMENSIONS (FT):**  
**COLUMN SPACING (FT):**  
**BAY SPACING (FT):**

**OWNERSHIP:** Private  
**ZONING:** Light Industrial  
**PREVIOUS USE:**  
**TYPE OF SPACE:** Industrial  
 Warehouse  
**EXTERIOR MATERIAL(S):** Metal; Brick  
**ROOF TYPE:** Metal

**PRODUCTION / WAREHOUSE AREA**

**PROD/WHSE TOTAL AREA (SQ FT):** 6,850  
**PROD/WHSE LARGEST AREA (SQ FT):**  
**PROD/WHSE FLOOR THICKNESS (IN):** 4  
**PROD/WHSE HEAT / AIR?** Neither  
**PROD/WHSE SPRINKLER SYSTEM?** No  
**DOCK-LEVEL DOORS WITH LEVELERS:** 0  
**DIMENSIONS (FT):**  
**NUMBER OF CRANES:** 0  
**BUILDING DETAILS:**

**REINFORCED?**

**PRIMARY LIGHTING:**

**DOCK-LEVEL DOORS WITHOUT LEVELERS:** 1  
**DIMENSIONS (FT):**

**OVERHEAD CRANES:** 0

**LARGEST CRANE CAPACITY (TONS):**

**OFFICE AREA**

**OFFICE AREA (SQ FT):** 650  
**NUMBER OF OFFICES:**  
**OFFICE HEAT / AIR?** Heat  
**OFFICE SPRINKLER SYSTEM?** No  
**DRIVE-IN DOORS:** 1  
**DIMENSIONS (FT):**  
**CRANE UNDER HOOK HEIGHT (FT):**

**SITE INFORMATION**

**LOT SIZE (ACRES):** 0.55  
**NUMBER OF DEVELOPABLE ACRES:** 0.00  
**ADDITIONAL ACRES:** 0.55  
**TAX MAP PARCEL:** 13-02-10-2-001-001.002

**CITY / DISTRICT PROPERTY TAX (MILLS):** 29.0  
**COUNTY PROPERTY TAX (MILLS):** 12.5  
**STATE PROPERTY TAX (MILLS):** 6.5

**FIRE RATING:** 5  
**PARKING SPACES:** 5  
**PARKING SURFACE:** Concrete  
**FLOODPLAIN?** No

**UTILITIES**

**ELECTRIC PROVIDER:** Tuscumbia Utilities  
**PHASE:** Three  
**AMP MAIN:** 200  
**WATER PROVIDER:** Tuscumbia Utilities  
**WATER SERVICE:** 6-inch at site  
**WASTEWATER PROVIDER:** Tuscumbia Utilities  
**WASTEWATER SERVICE:** 12-inch at site  
**NATURAL GAS PROVIDER:** Tuscumbia Utilities  
**NATURAL GAS SERVICE:** 2-inch  
**TELECOM PROVIDER:** AT&T; Comcast  
**TELECOM SERVICE:** Fiber optic, high-speed internet available; DSL; phone

**VOLTAGE:** 120/208  
**KVA:**

**TRANSPORTATION**

	<b>DISTANCE (Miles)</b>
<b>INTERSTATE:</b> I-65	49
<b>FEDERAL HIGHWAY:</b> U.S. Hwy 72	1
<b>ALABAMA HIGHWAY:</b> AL Hwy 157	1
<b>PORT OF FLORENCE:</b>	6
<b>NW AL REGIONAL AIRPORT (MSL):</b>	5
<b>HUNTSVILLE INTERNATIONAL AIRPORT (HSV):</b>	58
<b>RAIL SERVICE(S):</b> N/A	
<b>TRACK STATUS:</b> N/A	

**GENERAL COMMENTS:**