PAPER & CHEMICAL BUILDING
18,400 SQUARE FEET AVAILABLE
COLBERT COUNTY

207 Frankfort Avenue
Sheffield, AL 35660

Former Use: Distribution Center
Zoning: Commercial
Sale Price: $200,000
Lease: $1,750 / month net net

Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	15,000	20	18	12	6	Yes	No
Office	3,400	9	N/A	N/A	4	Yes	No

Specifications

Total Square Feet:	18,400
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres	1

Construction

Built:	1900
Additions:	1984
Expandable:	No
Exterior:	Brick-Block
Interior:	Sheetrock and Brick
Roof:	Metal
Fire Rating:	4

Facilities

	Qty	Dimensions
Dock High Doors:	2	8’ x 12’
Drive-In Doors:	0	
Overhead Cranes:	0	
Parking Spaces:	0	On Street Parking
Primary Lighting:	Fluorescent	
Building Dimensions	150’ x 125’ (approx.)	

Comments

Facility is leased on a month-to month basis right now. There are some conveyors to the upper balcony.

Utilities

	Provider	Service
Electrical:	Sheffield Utilities	120/240-75 KVA
Water:	Sheffield Utilities	4 In. and 6 In.
Wastewater:	Sheffield Utilities	8 In.
Natural Gas:	Sheffield Utilities	1 In.
Telecom:	Multiple	XDSL

Access

Closest Interstate:	I-65	48 miles
Miles to Hwy:	U.S. 72	4 miles
Rail Service:	No	N/A
Closest Airport(s):	NW AL Regional Huntsville Int’l	5.5 miles 61 miles
Barge Site:	No	N/A
Nearest Port:	Florence Port	4 miles

Contact

Shoals Economic Development Authority
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Sale price includes an additional 5,000 s/f vacant lot contiguous to the building.

Updated: 7/20/10