



## Paper & Chemical Building

18,400 Square Feet

207 Frankfort Avenue  
Sheffield, AL 35660



**COUNTY:** Colbert  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** N/A  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.760251  
**LONGITUDE:** -87.702011

Shoals Economic Development Authority  
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**PROPERTY STATUS:** Available

**UPDATED:** 10/12/2011

### PRICING

**FOR SALE?** Yes

**FOR LEASE?** Yes

**PRICE NEGOTIABLE?**

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

**LEASE RATE:** \$1.14 per square foot per year

**DATE PRICING QUOTED:** 10/12/2011

**PRICING COMMENTS:** \$1,750 / month; net; facility is leased on a month-to-month basis; price includes 5,000 sf vacant lot next to building

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 18,400

**YEAR BUILT:** 1900

**OWNERSHIP:** Private

**TOTAL AVAILABLE (SQ FT):** 18,400

**NUMBER OF BUILDINGS:** 1

**ZONING:** Commercial

**EXPANDABLE TO (SQ FT):**

**ADDITIONS:** 1984

**PREVIOUS USE:**

**MINIMUM SIZE (SQ FT):** 18,400

**MULTIPLE TENANTS?** No

**TYPE OF SPACE:** Industrial

**MAXIMUM CEILING HEIGHT (FT):** 20.0

**BUILDING DIMENSIONS (FT):** 150 x 125 approx.

Warehouse

**EAVE HEIGHT (FT):** 18.0

**COLUMN SPACING (FT):** 12

**EXTERIOR MATERIAL(S):** Brick; Conc Blk

**CLEAR CEILING HEIGHT (FT):**

**BAY SPACING (FT):**

**ROOF TYPE:** Metal

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 15,000

**OFFICE AREA (SQ FT):** 3,400

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

**NUMBER OF OFFICES:**

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

**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:** 2

**DRIVE-IN DOORS:** 0

**DIMENSIONS (FT):**

**DIMENSIONS (FT):** 8 x 12

**DIMENSIONS (FT):**

**NUMBER OF CRANES:** 0

**OVERHEAD CRANES:** 0

**LARGEST CRANE CAPACITY (TONS):**

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

**BUILDING DETAILS:** There are conveyors to the upper balcony

### SITE INFORMATION

**LOT SIZE (ACRES):** 0.41

**FIRE RATING:** 4

**NUMBER OF DEVELOPABLE ACRES:** 0.00

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

**PARKING SPACES:** 5

**ADDITIONAL ACRES:** 0.00

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

**PARKING SURFACE:** Asphalt

**TAX MAP PARCEL:** 07-08-28-3-009-009.000

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

**FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Sheffield Utilities

**VOLTAGE:** 120/240

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

**KVA:** 75

**WATER PROVIDER:** Sheffield Utilities

**WATER SERVICE:** 4-inch, 6-inch at site

**WASTEWATER PROVIDER:** Sheffield Utilities

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

**NATURAL GAS PROVIDER:** Sheffield Utilities

**NATURAL GAS SERVICE:** 1-inch to building

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

**TELECOM SERVICE:** Fiber optic, high-speed internet available; XDSL; phone

### TRANSPORTATION

**DISTANCE  
(Miles)**

**INTERSTATE:** I-65

48

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

2

**ALABAMA HIGHWAY:** AL Hwy 157

2

**PORT OF FLORENCE:**

4

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

6

**HUNTSVILLE INTERNATIONAL AIRPORT (HSV):**

61

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

**TRACK STATUS:** N/A

**GENERAL COMMENTS:**