



## Rogersville Spec Building

41,000 Square Feet

101 Industrial Park Road  
Rogersville, AL 35652



**COUNTY:** Lauderdale  
**IN CITY LIMITS:** Yes  
**INDUSTRIAL PARK:** Rogersville  
**MSA:** Florence-Muscle Shoals  
**LATITUDE:** 34.816881  
**LONGITUDE:** -87.267811

Shoals Economic Development Authority  
20 Hightower Place, Suite 1  
Florence, Alabama 35630  
Phone: (256) 764-0351  
FAX: (256) 764-3850  
E-mail: [shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)

**PROPERTY STATUS:** Available

**UPDATED:** 2/6/2012

### PRICING

**FOR SALE?** Yes      **FOR LEASE?** Yes      **PRICE NEGOTIABLE?** Yes  
**SALE PRICE:** \$1,300,000      **LEASE RATE:** TBD per square foot per year      **DATE PRICING QUOTED:** 2/6/2012  
**PRICING COMMENTS:** Aggressive short or long-term lease rates available. Authority can complete facility build-out to tenant specs.

### BUILDING INFORMATION

**TOTAL SIZE (SQ FT):** 41,000      **YEAR BUILT:** 2010      **OWNERSHIP:** Public  
**TOTAL AVAILABLE (SQ FT):** 41,000      **NUMBER OF BUILDINGS:** 1      **ZONING:** Light Industrial  
**EXPANDABLE TO (SQ FT):** 120,000      **ADDITIONS:** None      **PREVIOUS USE:** New building  
**MINIMUM SIZE (SQ FT):** 41,000      **MULTIPLE TENANTS?** No      **TYPE OF SPACE:** Industrial  
**MAXIMUM CEILING HEIGHT (FT):** 35.0      **BUILDING DIMENSIONS (FT):** 250 x 160      Warehouse  
**EAVE HEIGHT (FT):** 32.0      **COLUMN SPACING (FT):** 83      **EXTERIOR MATERIAL(S):** Metal; Conc Blk  
**CLEAR CEILING HEIGHT (FT):** 28.0      **BAY SPACING (FT):** 32      **ROOF TYPE:** Standing Seam w/ LEED Coating

### PRODUCTION / WAREHOUSE AREA

**PROD/WHSE TOTAL AREA (SQ FT):** 40,000      **OFFICE AREA (SQ FT):** 1,000  
**PROD/WHSE LARGEST AREA (SQ FT):** 40,000      **NUMBER OF OFFICES:** TBD  
**PROD/WHSE FLOOR THICKNESS (IN):** TBD      **REINFORCED?** TBD      **OFFICE HEAT / AIR?** TBD  
**PROD/WHSE HEAT / AIR?** TBD      **OFFICE SPRINKLER SYSTEM?** Yes  
**PROD/WHSE SPRINKLER SYSTEM?** No      **PRIMARY LIGHTING:** TBD  
**DOCK-LEVEL DOORS WITH LEVELERS:** 2      **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 0      **DRIVE-IN DOORS:** 0  
**DIMENSIONS (FT):** 8 x 9      **DIMENSIONS (FT):** TBD      **DIMENSIONS (FT):** TBD  
**NUMBER OF CRANES:** 0      **OVERHEAD CRANES:** 0      **LARGEST CRANE CAPACITY (TONS):** 15      **CRANE UNDER HOOK HEIGHT (FT):** TBD  
**BUILDING DETAILS:** Building frame and foundation designed to support 15-ton bridge crane (crane not installed); drive-in door not installed

### OFFICE AREA

### SITE INFORMATION

**LOT SIZE (ACRES):** 7.00      **FIRE RATING:** 5  
**NUMBER OF DEVELOPABLE ACRES:** 7.00      **CITY / DISTRICT PROPERTY TAX (MILLS):** 6.0      **PARKING SPACES:** 15  
**ADDITIONAL ACRES:** 20.00      **COUNTY PROPERTY TAX (MILLS):** 28.5      **PARKING SURFACE:** Asphalt  
**TAX MAP PARCEL:** 20-02-03-0-000-025.000      **STATE PROPERTY TAX (MILLS):** 6.5      **FLOODPLAIN?** No

### UTILITIES

**ELECTRIC PROVIDER:** Florence Utilities      **VOLTAGE:**  
**PHASE:** Three      **AMP MAIN:**      **KVA:**  
**WATER PROVIDER:** Rogersville Water Works  
**WATER SERVICE:** 6-inch; 55 PSI  
**WASTEWATER PROVIDER:** Rogersville Water Works  
**WASTEWATER SERVICE:** 4-inch  
**NATURAL GAS PROVIDER:** Alagasco  
**NATURAL GAS SERVICE:** 4-inch, 350 PSI  
**TELECOM PROVIDER:** AT&T; Charter  
**TELECOM SERVICE:** Fiber optic, high-speed internet, T-1 available; phone

### TRANSPORTATION

	DISTANCE (Miles)
<b>INTERSTATE:</b> I-65	19
<b>FEDERAL HIGHWAY:</b> U.S. Hwy 72	0
<b>ALABAMA HIGHWAY:</b> AL Hwy 207	2
<b>PORT OF FLORENCE:</b>	26
<b>NW AL REGIONAL AIRPORT (MSL):</b>	27
<b>HUNTSVILLE INTERNATIONAL AIRPORT (HSV):</b>	39
<b>RAIL SERVICE(S):</b> N/A	
<b>TRACK STATUS:</b> N/A	

**GENERAL COMMENTS:** This is a "shell" building; offices and production area flexible to fit many possibilities yet to be determined.

