



Ronnie Pitts Building

7,500 Square Feet

4338 Helton Drive
Florence, AL 35630



COUNTY: Lauderdale
IN CITY LIMITS: Yes
INDUSTRIAL PARK: Florence-Lauderdale
MSA: Florence-Muscle Shoals
LATITUDE: 34.870841
LONGITUDE: -87.659991

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

PROPERTY STATUS: Available

UPDATED: 2/7/2012

PRICING

FOR SALE? Yes

SALE PRICE: \$350,000

PRICING COMMENTS: \$2,000 / month

FOR LEASE? Yes

LEASE RATE: \$3.20 per square foot per year

PRICE NEGOTIABLE? Yes

DATE PRICING QUOTED: 2/7/2012

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):
EAVE HEIGHT (FT): 16.0
CLEAR CEILING HEIGHT (FT):

YEAR BUILT: 2010
NUMBER OF BUILDINGS: 1
ADDITIONS: None
MULTIPLE TENANTS? No
BUILDING DIMENSIONS (FT): 100 x 75
COLUMN SPACING (FT):
BAY SPACING (FT):

OWNERSHIP: Private
ZONING: Light Industrial
PREVIOUS USE: New building
TYPE OF SPACE: Industrial
Warehouse
EXTERIOR MATERIAL(S): Metal
ROOF TYPE: Metal

PRODUCTION / WAREHOUSE AREA

PROD/WHSE TOTAL AREA (SQ FT): 7,100
PROD/WHSE LARGEST AREA (SQ FT): 7,100
PROD/WHSE FLOOR THICKNESS (IN): 6
PROD/WHSE HEAT / AIR? Heat
PROD/WHSE SPRINKLER SYSTEM? No
DOCK-LEVEL DOORS WITH LEVELERS: 1
DIMENSIONS (FT):
NUMBER OF CRANES: 0
BUILDING DETAILS: No columns in production area

REINFORCED? Yes

PRIMARY LIGHTING:

DOCK-LEVEL DOORS WITHOUT LEVELERS: 0

DIMENSIONS (FT):

OVERHEAD CRANES: 0

LARGEST CRANE CAPACITY (TONS):

DRIVE-IN DOORS: 1

DIMENSIONS (FT):

CRANE UNDER HOOK HEIGHT (FT):

OFFICE AREA

OFFICE AREA (SQ FT): 400
NUMBER OF OFFICES: 2
OFFICE HEAT / AIR? Both
OFFICE SPRINKLER SYSTEM? No

SITE INFORMATION

LOT SIZE (ACRES): 0.75
NUMBER OF DEVELOPABLE ACRES: 3.00
ADDITIONAL ACRES: 0.00
TAX MAP PARCEL: 15-06-23

CITY / DISTRICT PROPERTY TAX (MILLS): 25.0
COUNTY PROPERTY TAX (MILLS): 17.5
STATE PROPERTY TAX (MILLS): 6.5

FIRE RATING: 4
PARKING SPACES: 12
PARKING SURFACE: Concrete
FLOODPLAIN? No

UTILITIES

ELECTRIC PROVIDER: Florence Utilities
PHASE: Three
WATER PROVIDER: Florence Utilities
WATER SERVICE: 16-inch at site
WASTEWATER PROVIDER: Florence Utilities
WASTEWATER SERVICE: 12-inch at site
NATURAL GAS PROVIDER: Florence Utilities
NATURAL GAS SERVICE: 6-inch, 125 PSI at site
TELECOM PROVIDER: AT&T; Comcast
TELECOM SERVICE: Fiber optic, high-speed internet available; phone

VOLTAGE: 220
KVA:

TRANSPORTATION

	DISTANCE (Miles)
INTERSTATE: I-65	45
FEDERAL HIGHWAY: U.S. Hwy 72	4
ALABAMA HIGHWAY: AL Hwy 17	1
PORT OF FLORENCE:	6
NW AL REGIONAL AIRPORT (MSL):	10
HUNTSVILLE INTERNATIONAL AIRPORT (HSV):	66
RAIL SERVICE(S): N/A	
TRACK STATUS: N/A	

GENERAL COMMENTS:

