



Shiloh Holdings Building

169,881 Square Feet

1607 17th Avenue SW
Sheffield, AL 35660



COUNTY: Colbert
IN CITY LIMITS: Yes
INDUSTRIAL PARK: N/A
MSA: Florence-Muscle Shoals
LATITUDE: 34.757631
LONGITUDE: -87.703841

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

PROPERTY STATUS: Available

UPDATED: 10/10/2011

PRICING

FOR SALE? No

FOR LEASE? Yes

PRICE NEGOTIABLE?

SALE PRICE:

LEASE RATE: \$1.90 per square foot per year

DATE PRICING QUOTED: 10/10/2011

PRICING COMMENTS:

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 268,707

YEAR BUILT: 1940

OWNERSHIP: Private

TOTAL AVAILABLE (SQ FT): 169,881

NUMBER OF BUILDINGS: 1

ZONING: Heavy Industrial

EXPANDABLE TO (SQ FT):

ADDITIONS: 1950-1990

PREVIOUS USE: Warehouse

MINIMUM SIZE (SQ FT): 10,000

MULTIPLE TENANTS? Yes

TYPE OF SPACE: Industrial

MAXIMUM CEILING HEIGHT (FT): 24.0

BUILDING DIMENSIONS (FT):

Warehouse

EAVE HEIGHT (FT):

COLUMN SPACING (FT): 60

EXTERIOR MATERIAL(S): Metal

CLEAR CEILING HEIGHT (FT):

BAY SPACING (FT):

ROOF TYPE: Metal

PRODUCTION / WAREHOUSE AREA

PROD/WHSE TOTAL AREA (SQ FT): 233,610

OFFICE AREA (SQ FT): 4,300

PROD/WHSE LARGEST AREA (SQ FT): 67,470

NUMBER OF OFFICES:

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

OFFICE HEAT / AIR?

PROD/WHSE HEAT / AIR?

OFFICE SPRINKLER SYSTEM?

PROD/WHSE SPRINKLER SYSTEM?

PRIMARY LIGHTING:

DOCK-LEVEL DOORS WITH LEVELERS: 0

DOCK-LEVEL DOORS WITHOUT LEVELERS: 9

DRIVE-IN DOORS: 3

DIMENSIONS (FT):

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NUMBER OF CRANES: 0

OVERHEAD CRANES: 0

LARGEST CRANE CAPACITY (TONS):

CRANE UNDER HOOK HEIGHT (FT):

BUILDING DETAILS: Multiple buildings constructed from 1940 to 1990 all connected into one large building; 10-inch floor in some areas; some sprinkled areas such as in paint area and part of the production area

SITE INFORMATION

LOT SIZE (ACRES): 20.00

FIRE RATING: 4

NUMBER OF DEVELOPABLE ACRES: 6.15

CITY / DISTRICT PROPERTY TAX (MILLS): 32.5

PARKING SPACES: 275

ADDITIONAL ACRES: 0.00

COUNTY PROPERTY TAX (MILLS): 12.5

PARKING SURFACE: Gravel

TAX MAP PARCEL: 07-09-32-1-004-002.001

STATE PROPERTY TAX (MILLS): 6.5

FLOODPLAIN? No

UTILITIES

ELECTRIC PROVIDER: Sheffield Utilities

VOLTAGE: 480

PHASE: Three **AMP MAIN:** 1600

KVA: 1500

WATER PROVIDER: Sheffield Utilities

WATER SERVICE: 8-inch at site

WASTEWATER PROVIDER: Sheffield Utilities

WASTEWATER SERVICE: 14-inch at site

NATURAL GAS PROVIDER: Sheffield Utilities

NATURAL GAS SERVICE: 2-inch

TELECOM PROVIDER: AT&T; Comcast

TELECOM SERVICE: xDSL; fiber optic, high-speed internet available; phone

TRANSPORTATION

**DISTANCE
(Miles)**

INTERSTATE: I-65 52

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): Norfolk Southern

TRACK STATUS: Spur Available

GENERAL COMMENTS: Approximately 80,000 square feet is currently occupied by Polypac, LLC.