



Superior Tool & Die Building

12,930 Square Feet

4148 Helton Drive
Florence, AL 35630



COUNTY: Lauderdale
IN CITY LIMITS: Yes
INDUSTRIAL PARK: Florence-Lauderdale
MSA: Florence-Muscle Shoals
LATITUDE: 34.863111
LONGITUDE: -87.660011

Shoals Economic Development Authority
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Florence, Alabama 35630
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PROPERTY STATUS: Available

UPDATED: 10/31/2011

PRICING

FOR SALE? Yes

SALE PRICE: \$349,000

PRICING COMMENTS: \$3,232 / month

FOR LEASE? Yes

LEASE RATE: \$3.00 per square foot per year

PRICE NEGOTIABLE? Yes

DATE PRICING QUOTED: 7/13/2011

BUILDING INFORMATION

TOTAL SIZE (SQ FT): 12,930

TOTAL AVAILABLE (SQ FT): 12,930

EXPANDABLE TO (SQ FT):

MINIMUM SIZE (SQ FT): 12,930

MAXIMUM CEILING HEIGHT (FT): 22.0

EAVE HEIGHT (FT): 16.0

CLEAR CEILING HEIGHT (FT):

YEAR BUILT: 1984

NUMBER OF BUILDINGS: 1

ADDITIONS: None

MULTIPLE TENANTS? No

BUILDING DIMENSIONS (FT): 50 x 225; 40 x 42

COLUMN SPACING (FT): 25

BAY SPACING (FT):

OWNERSHIP: Private

ZONING: Light Industrial

PREVIOUS USE: Tool and die

TYPE OF SPACE: Industrial

Warehouse

EXTERIOR MATERIAL(S): Metal; Stone

ROOF TYPE: Metal

PRODUCTION / WAREHOUSE AREA

PROD/WHSE TOTAL AREA (SQ FT): 11,250

PROD/WHSE LARGEST AREA (SQ FT): 11,250

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

PROD/WHSE HEAT / AIR? Both

PROD/WHSE SPRINKLER SYSTEM?

PRIMARY LIGHTING:

DOCK-LEVEL DOORS WITH LEVELERS: 0 **DOCK-LEVEL DOORS WITHOUT LEVELERS:** 1

DRIVE-IN DOORS: 1

DIMENSIONS (FT): **DIMENSIONS (FT):** 8 x 10

DIMENSIONS (FT): 12 x 16

NUMBER OF CRANES: 8 **OVERHEAD CRANES:** 0 **LARGEST CRANE CAPACITY (TONS):**

CRANE UNDER HOOK HEIGHT (FT):

BUILDING DETAILS: There are 8 jib cranes and a bus bar

OFFICE AREA

OFFICE AREA (SQ FT): 1,680

NUMBER OF OFFICES:

OFFICE HEAT / AIR? Both

OFFICE SPRINKLER SYSTEM?

SITE INFORMATION

LOT SIZE (ACRES): 2.87

NUMBER OF DEVELOPABLE ACRES: 0.00

ADDITIONAL ACRES: 0.00

TAX MAP PARCEL: 15-06-23-0-001-015.004

CITY / DISTRICT PROPERTY TAX (MILLS): 25.0

COUNTY PROPERTY TAX (MILLS): 17.5

STATE PROPERTY TAX (MILLS): 6.5

FIRE RATING: 4

PARKING SPACES: 18

PARKING SURFACE: Asphalt

FLOODPLAIN? No

UTILITIES

ELECTRIC PROVIDER: Florence Utilities

PHASE: Three **AMP MAIN:**

VOLTAGE: 120/240

KVA: 150

WATER PROVIDER: Florence Utilities

WATER SERVICE: 16-inch at site

WASTEWATER PROVIDER: Florence Utilities

WASTEWATER SERVICE: 8-inch at site

NATURAL GAS PROVIDER: Florence Utilities

NATURAL GAS SERVICE: 6-inch at site

TELECOM PROVIDER: AT&T; Comcast

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

TRANSPORTATION

INTERSTATE: I-65 **DISTANCE (Miles)** 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: There are 8 jib cranes and a bus bar.