

Shoals Economic Development Authority

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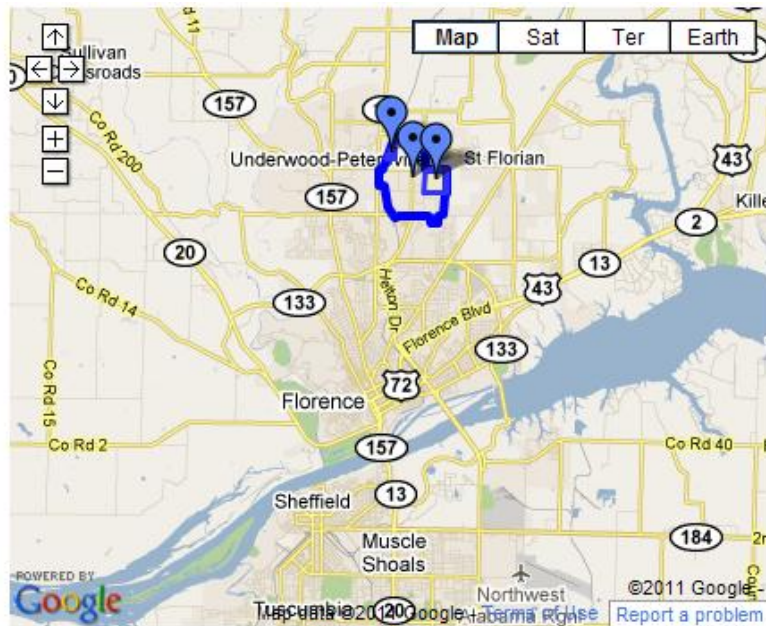
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Florence-Lauderdale Industrial Park



Site Data	
Total Acres	1200 +/-
Available Acres	200 +/-
Smallest Tract	2 acres
Largest Tract	160 acres (AdvantageSite)
Divisible	Yes
Zoning	Industrial
Sale Price	\$17,000 to \$25,000 per acre
Lease Price	Not for lease
Topographic Map	Click here to open .pdf
Floodplain Map	Click here to open .pdf
Tax Map	Click here to open .pdf
Location Information	
Latitude/Longitude	34.869131, -87.660551
Street Address	Helton Drive
City/Nearest City	Florence
Zip Code	35630
County	Lauderdale
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	Florence-Lauderdale Industrial Park
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Florence Utilities -- Distributor; TVA—Supplier 44 kV transmission lines and 12 kV distribution lines on the 160-acre AdvantageSite
Natural Gas	Florence Utilities -- 6-inch 125 PSI and 3-inch 600 PSI lines adjacent to 160-acre AdvantageSite
Sewer	Florence Utilities -- 12-inch main on SW corner of 160-acre AdvantageSite; municipal service; 35 MGD capacity
Water	Florence Utilities -- 8-inch line adjacent to 160-acre AdvantageSite; 16-inch line in other areas of industrial park
Telecommunications	AT&T; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1; ISDN-PRI; PBX; Long Distance; Key and PBX Systems. Data Services: T1 Private Line; IP T1 Data; Ethernet; IP Network Services; Internet Access; ADSL Fiber based services are available also, but are not provided until a firm order is received from the actual customer.
Transportation	
Rail	Tennessee Southern Rail connecting to CSX—rail adjacent to industrial park; rail right-of-way in place to 160-acre AdvantageSite
Highway	Federal: US Highway 72 – 3 miles US Highway 43 – 3 miles US Highway 45 – 64 miles I-65 – 45 miles US Highway 78 – 63 miles I-40 – 120 miles State: AL Highway 20 – 4 miles AL Highway 157 – 2 miles AL Highway 133 – 1 miles AL Highway 17 – adjacent
Air	Northwest Alabama Regional Airport (MSL) – 11 miles Huntsville International Airport (HSV) – 65 miles Birmingham International Airport (BHM) – 125 miles Nashville International Airport (BNA) – 122 miles
Water	Port of Florence—6 miles south on Tennessee River; 9-foot navigable channel; flow regulated by dams
Other	
Free Trade Zone	Possible to create a subzone of FTZ 83
Phase I Environmental	Yes (on 160-acre AdvantageSite)
Preliminary Wetlands	Yes (on 160-acre AdvantageSite)

Assessment	
Preliminary Geotechnical Report	Yes (on 160-acre AdvantageSite)
Threatened and Endangered Species Survey	Yes (on 160-acre AdvantageSite)
Archaeological Records Review	Yes (on 160-acre AdvantageSite)
Fire Rating	4
General Comments	The 160-acre site in the Florence-Lauderdale Industrial Park has been designated as an AdvantageSite by the Economic Development Partnership of Alabama (EDPA). This means that documentation critical to the site selection process is available for industry. See press release from EDPA .