

## Shoals Economic Development Authority

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## Port of Florence Site



Site Data	
Total Acres	44
Available Acres	7
Smallest Tract	7 acres
Largest Tract	7 acres
Divisible	No
Zoning	Light Industrial
Sale Price	Negotiable
Lease Price	Not for lease
Topographic Map	<a href="#">Click here to open .pdf</a>
Floodplain Map	<a href="#">Click here to open .pdf</a>
Boundary Map	<a href="#">Click here to open .pdf</a>
Location Information	
Latitude/Longitude	34.792031, -87.670011
Street Address	South Court Street / Canal St. / Seminary St.
City/Nearest City	Florence
Zip Code	35630
County	Lauderdale
State	Alabama
MSA	Florence-Muscle Shoals
Industrial Park	N/A
Google Map	<a href="#">Click here for map</a> (See the green arrow)
Utilities	
Electricity	Florence Utilities, local distributor for TVA; 46 kV transmission, 4 kV distribution; 3-Phase, 120/208 volt, or 3-Phase, 277/480 volt
Natural Gas	Florence Utilities, 2-inch line on west and south boundary; 6-inch line on north and south boundary
Sewer	Florence Utilities, 36-inch line on site
Water	Florence Utilities, 8-inch line on west boundary; 2-inch line on south boundary
Telecommunications	AT&T; Basic Local Service; ISDN-BRI & PRI; voicemail; calling features; Centrex; channelized T1; long distance; Key and PBX systems Data Service: T1 Private Line; IP T1 Data; Ethernet; IP Network Services; Internet access; fiber-based services available--not provided until a firm order is received from actual customer
Transportation	
Rail	Tennessee Southern Railroad (connects to CSX); less than 200' from site
Highway	Federal: US Highway 72 - 0.2 miles US Highway 43 - 0.2 miles  State: AL Highway 20 - 0.2 miles AL Highway 17 - 0.2 miles AL Highway 157 - 0.2 miles
Air	Northwest Alabama Regional Airport (MSL) – 6 miles Huntsville International Airport (HSV) – 62 miles Birmingham International Airport (BHM) -- 121 miles Nashville International Airport (BNA) -- 126 miles
Water	Tennessee River; 9-foot navigable channel; flow regulated by dams; Port of Florence is adjacent
Other	
Free Trade Zone	Possible to create a subzone of FTZ 83
General Comments	