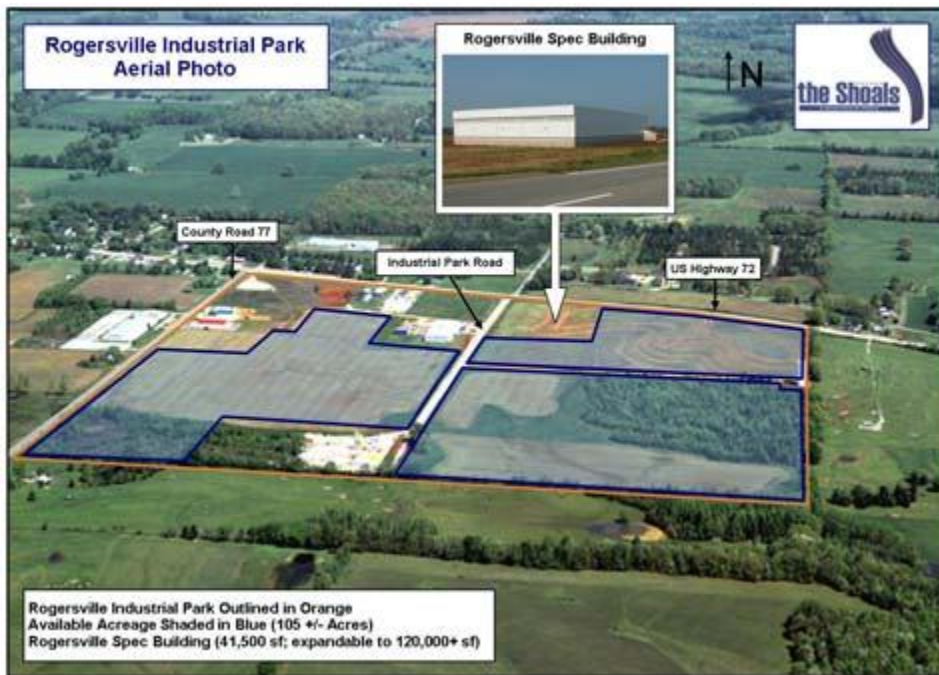


Shoals Economic Development Authority

20 Hightower Place, Suite 1
Florence, AL 35630
(256) 764-0351
(800) 239-6087
(256) 764-3850 (FAX)
shoalseda@seda-shoals.com
www.seda-shoals.com



Rogersville Industrial Park



Site Data	
Total Acres	146
Available Acres	105
Smallest Tract	2 acres
Largest Tract	44 acres
Divisible	Yes
Zoning	Industrial
Sale Price	\$15,000 - \$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	34.816051,-87.268201
Street Address	U.S. Highway 72 and Industrial Park Rd.
City/Nearest City	Rogersville
Zip Code	35652
County	Lauderdale
State	Alabama
MSA	Florence-Muscle Shoals, AL
Industrial Park	Rogersville Industrial Park
Google Map	Click here for map (See the green arrow)
Utilities	
Electricity	Florence Utilities--Distributor; TVA--Supplier 3-phase 12 kV distribution lines on site
Natural Gas	Alagasco – 4-inch 250 PSI line on site
Sewer	Town of Rogersville Water Department; 8-inch line on site
Water	Town of Rogersville Water Department; 8-inch line on site; 6-inch line on site
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; DSL is building and address specific Data Services: T1 Private Line; IP T1 Data; Ethernet; IP Network Services; Internet Access Fiber based services are available also, but are not provided until a firm order is received from the actual customer.
Transportation	
Rail	No
Highway	Federal: US Highway 72 – adjacent US Highway 43 - 16 miles I-65 – 19 miles I-40 – 117 miles State: AL Highway 101 – 7 miles AL Highway 207 – 1 miles
Air	Northwest Alabama Regional Airport (MSL) – 27 miles Huntsville International Airport (HSV) – 39 miles Birmingham International Airport (BHM) – 116 miles Nashville International Airport (BNA)—123 miles
Water	Port of Florence—26 miles west 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
Preliminary Wetlands Assessment	Yes
Preliminary Geotechnical Report	Yes
Threatened and Endangered Species Survey	Yes
Archaeological Records Review	Yes
Fire Rating	5
General Comments	The Rogersville Industrial Park has been designated as an AdvantageSite by the Economic Development Partnership of Alabama . This means that documentation critical to the site selection process is available for industry.