

ROGERSVILLE SPEC BUILDING II



150 JARVIS BREWER DR., ROGERSVILLE, LAUDERDALE, AL 35652
40,000 Sq Ft • 34.8144, -87.269

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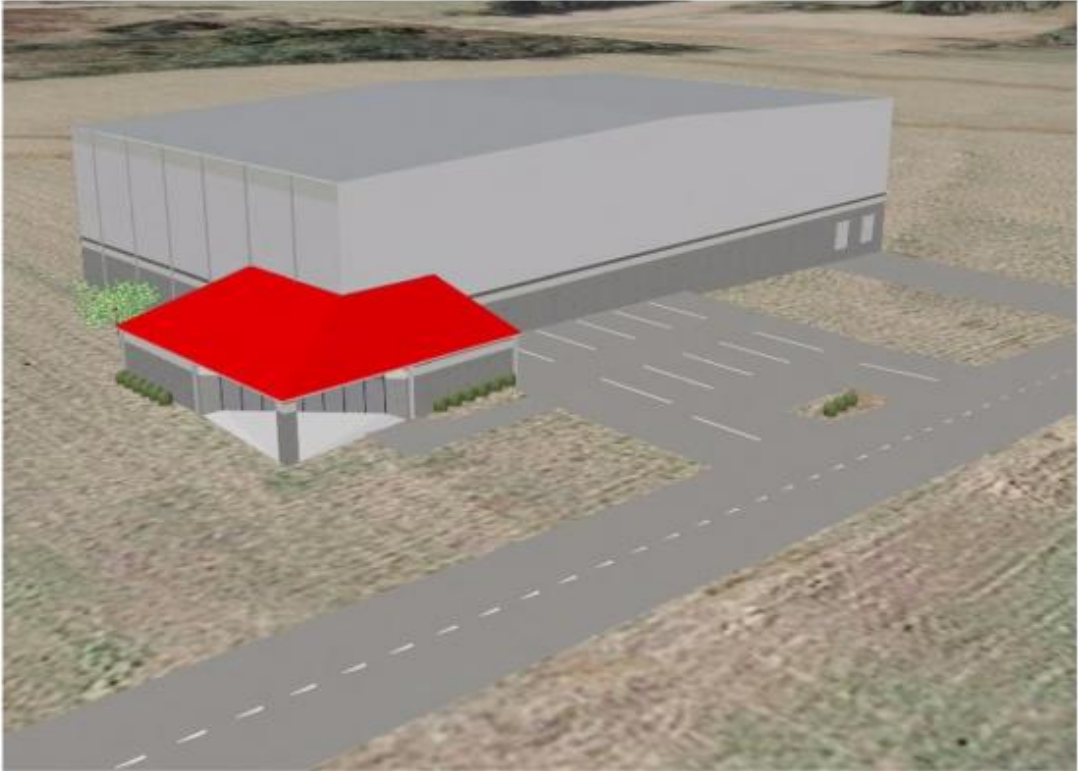
- I. Cover Sheet
- II. 3D rendering of proposed Rogersville Spec Building
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Property Advantages:

- 40,000 Sq. Ft. Speculative Facility Now Under Construction
- Designated as Fiber Ready by AT&T
- 36 Ft. Max Ceiling Height
- 19 Miles from Interstate 65
- Build-out to Tenant Specifications Negotiable
- Contact Kevin Jackson at SEDA for More Information

III. 3D rendering of proposed Rogersville Spec Building

ROGERSVILLE BUSINESS PARK SPEC BUILDING



- Size: 40,000 sq. ft.
- Pad: Expandable to 80,000 sq. ft.
- Ceiling Height: 36 ft. or more

- Suggestions received from consultants and:



IV. Data

Identity

Building Name:	Rogersville Spec Building II
Owner / Broker:	150 Jarvis Brewer Dr., Rogersville, Lauderdale, AL 35652
Owner / Broker:	Shoals Economic Development Authority
Contact:	Kevin Jackson
Phone:	256-349-5632
Publicly or Privately Owned:	Publicly Owned
Other Tenants Around Site:	PFI Group, KT Engineering, Custom Synthetic Fibers

Zoning/Acreage/Topography

Zoning Classification:	Industrial
100 Year Floodplain:	No
Phase 1 Environmental Complete:	Yes

Building Specifications

Construction Type:	Metal
Construction Date:	2018
Total Sq. Footage:	40,000
Manufacturing/Warehouse Sq. Footage:	40000
Ceiling Height (Peak):	36
Floor Thickness:	6-inches reinforced

Transportation

Description of Highway Access:	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.
Distance to Regional Airport in Miles:	Northwest Alabama Regional Airport (MSL) - 27 miles
Distance to National / International Airport in Miles:	Huntsville International Airport (HSV) - 39 miles Birmingham International Airport (BHM) - 116 miles Nashville International Airport (BNA) - 123 miles
Name of Nearest Port:	Port of Florence
Has Rail Access:	No
Has Maritime Access?:	No
Are There Dock Facilities at Site?:	No

Electric

Electricity Provider:	Florence Utilities
Distribution Voltage to Location:	12 kV distribution lines on site
Phase 3 Power Available:	Yes

Natural Gas

Gas Provider:	Alagasco
Gas Main Size:	4-inch line on site
Gas Pressure:	350 PSI

Water

Water Provider:	Town of Rogersville Water Department
Water Main Size:	8-inch line on site; 6-inch line on site

Wastewater

Sewer Provider:	Town of Rogersville Water Department
Sewer Main Size:	8-inch gravity feed line on site; 6-inch force main on site
Is Use of Lift Required?:	Unspecified

Telecommunications

Telecom Provider:	AT&T
ADSL available from C.O. (Analog or Digital):	Yes
ISDN Available from C.O.:	Yes

Protective Services

Fire Insurance Class Rating:	5
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Lease/Sales

Lease Price:	TBD
Sales Price:	\$1,520,000.00