

Building Profile

Alabama Site Selection Database

Rogersville Spec Building

City: Rogersville County: Lauderdale
MSA: Florence-Muscle Shoals, AL



General Building Data

Total Size	41,500 sq.ft.
Space Available	41,500 sq.ft.
Multi-tenant	No
Building Dimensions	250' x 160'
Number of Buildings	1
Number of Floors	1
Largest Production Area	40,000 sq.ft.
Office Area	1,500 sq.ft.
Building Expandable	Yes
Expandable to	81,500 sq.ft.
Floor Thickness	
Total Acreage	7
Additional Available	Yes
Ceiling Height	Eave: 32 ft. Max: 38 ft.

Building Id: 5726

Street Address Industrial Park Road

Nearest City	Rogersville
Within City Limits	Yes
Zip Code	35652
Latitude	34.81651
Longitude	-87.26751
Located in Industrial Park	Yes
Park Name	Rogersville Industrial Park
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

Bay Spacing Length: 32 ft.
Width: 83 ft.

Air Conditioned	
Heated	
Cranes	Number of Cranes: 0 Capacity of Largest: Under Hook:

Truck Docks Dock Level: 2
Drive In: 0

Year Built	2010
Last Expansion	
Refrigerated Area	No
USDA Approved	No
Sprinklers	Yes
Construction Material	Primary: Metal Secondary: Conc Blk

Parking Paved Yes
Number of Cars 15
Zoning Light Industrial

Previous Use
Previous Use Description New Spec Building

Transportation

Rail Service Provider:
Track Status: Not Available
Provider #2:
Track Status: Not Specified

Waterway Tennessee River
Dock Facility: Port 26 to 50 miles

Nearest Commercial Air City Muscle Shoals, AL
Miles to Nearest Service: 27 mile(s)

Highways

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-65	19	
Federal Highway	43	16	Yes
Federal Highway	72	0	Yes
Alabama Highway	101	7	No
Alabama Highway	207	1	No

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Utilities

Natural Gas

Provider: Alabama Gas Corporation
Status: Existing
Size of Main: 4 in.
Main PSI: 350

Electricity

Provider(s): Florence Utilities
Status: Existing
Amps: 3
Phase: 3
Voltage:

Water

Provider: City of Rogersville
Status: Existing
Size of Main: 6 in.

Telecommunications

Service Provider: AT&T
Fiber Optics: Yes
Redundancy: No
xDSL Available: Yes

Sewer

Provider: City of Rogersville
Status: Existing
Size of Main: 4 in.

Price

Base Rent (Annual)

Base Rent

Sale Price

Negotiable

Date Quoted

Nov 23, 2009

Price Comments

Lease price and sale price have not been set yet; will be based on final cost of construction and market at time of completion.

Key Building Features

41,500 SF; 40,000 SF of production/warehouse; building pad to accommodate additional 40,000 SF expansion; could expand building beyond 81,500 SF; building engineered for 15-ton crane; additional two truck-high dock doors & drive-in door can be added

General Comments

Spec building to be completed in spring 2010; site work beginning December 2009



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