

Building Profile

Alabama Site Selection Database

SouthPoint Building AL-151

City: Huntsville

County: Limestone
MSA: Huntsville, AL



General Building Data

Total Size	130,080 sq.ft.
Space Available	130,080 sq.ft.
Multi-tenant	No
Building Dimensions	360'x360'
Number of Buildings	1
Number of Floors	1
Largest Production Area	
Office Area	
Building Expandable	Yes
Expandable to	216,480 sq.ft.
Floor Thickness	6 in.
Total Acreage	14
Additional Available	Yes
Ceiling Height	Eave: 32 ft. Max: 39 ft.
Bay Spacing	Length: 60 ft. Width: 60 ft.

Building Id: 5601

Street Address Endeavor Way
Tanner, AL

Nearest City Huntsville

Within City Limits Yes

Zip Code 35671

Latitude 34.63315

Longitude -86.87994

Located in Industrial Park Yes

Park Name Southpoint Business Park

Within Enterprise Zone No

Within Favored Geographic Area No

Within Renewal Community No

Air Conditioned No
Heated Yes

Cranes Number of Cranes: 0
Capacity of Largest:
Under Hook:

Truck Docks Dock Level: 8
Drive In: 1

Year Built 2009

Last Expansion

Refrigerated Area No

USDA Approved No

Sprinklers Yes

Construction Material Primary: Metal
Secondary: Masonry

Parking Paved Yes

Number of Cars 72

Zoning Light Industrial

Previous Use

Previous Use Description

Transportation

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

Waterway Tennessee River
Dock Facility: Port 1 to 5 miles

Nearest Commercial Air City Huntsville, AL
Miles to Nearest Service: 5 mile(s)

Highways

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-565	1	
Interstate	I-65	2	
Federal Highway	20	1	Yes
Federal Highway	31	3	Yes
Federal Highway	72	10	Yes

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Utilities

Natural Gas

Provider: Huntsville Utilities
Status: Existing
Size of Main: 4 in.
Main PSI:

Electricity

Provider(s): Athens Utilities
Status: Existing
Amps: 1200
Phase:
Voltage: 277/480

Water

Provider: Limestone Co. Water Authority
Status: Existing
Size of Main: 12 in.

Telecommunications

Service Provider: AT&T
Fiber Optics: Yes
Redundancy:
xDSL Available: Yes

Sewer

Provider: City of Huntsville
Status: Existing
Size of Main: 8 in.

Price

Base Rent (Annual)	\$3.37
Base Rent	per sq.ft.
Sale Price	\$5,187,600.00
	Total
Negotiable	Yes
Date Quoted	Jun 10, 2009

Price Comments

Lease based on NNN lease, 10 years, 3% annual increase. Can subdivide - price may vary.

General Comments

Building is under construction and scheduled for completion end of September 2009. Sub-dividable - minimum size 32,400 sq. ft.(price may vary).

Building information is current as of 6/10/09



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