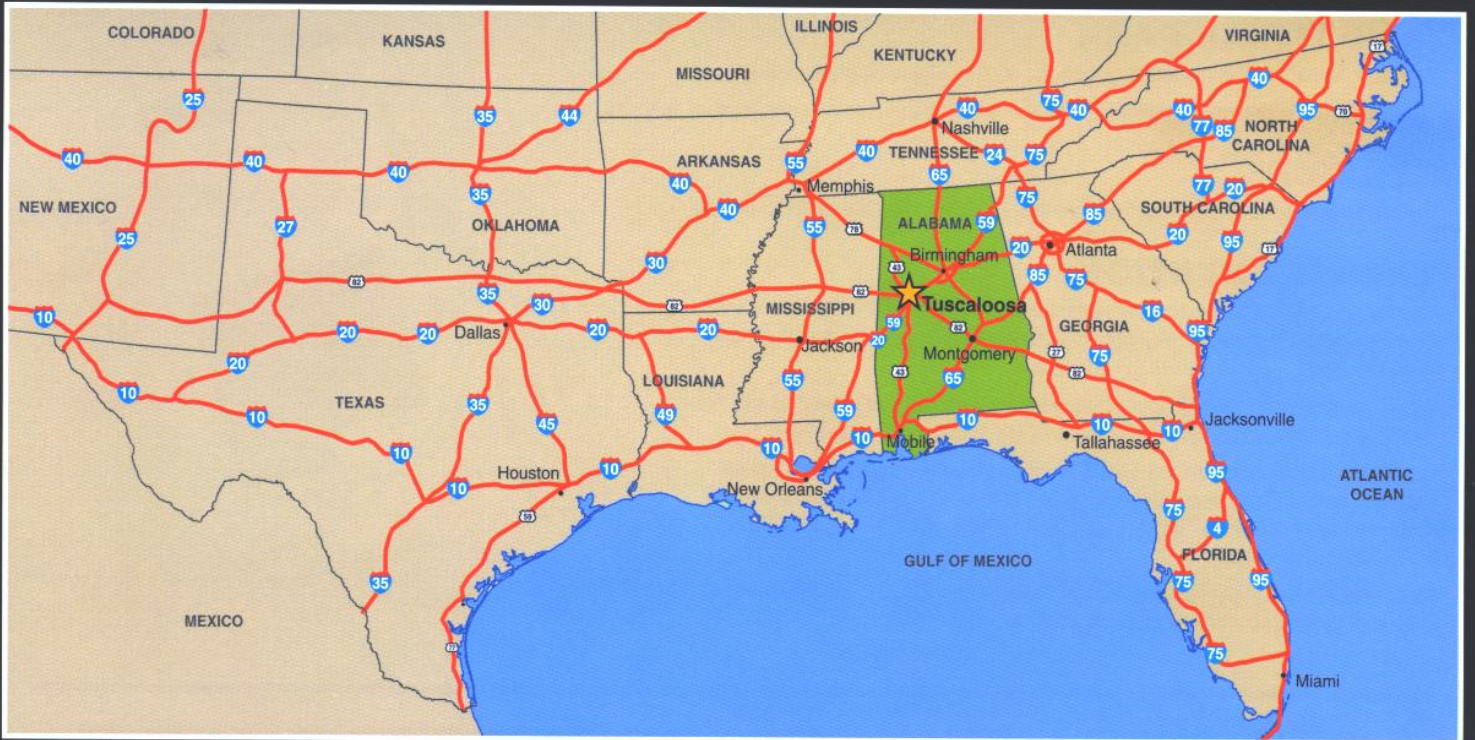


# 108,000 SQUARE FEET

(10 033,53 Meters<sup>2</sup>)

New Industrial Building Available



TUSCALOOSA, ALABAMA USA

# SPECIFICATIONS

## BUILDING INFORMATION

**Ownership:** Tuscaloosa County Industrial Development Authority  
**Location:** Tuscaloosa County Airport Industrial Park  
**Facility Size:** 108,000 square feet (10 033,53 m<sup>2</sup>)  
**Expandable:** Up to 216,000 square feet (20 067,06 m<sup>2</sup>)  
**Site Acreage:** 17.29 acres (7 ha)  
**Date Available:** Immediately  
**Number of Floors:** 1 (unfinished)  
**Ceiling Eave Height:** 24 feet (7,3 m)  
**Ceiling Center Height:** 35 feet (10,7 m)  
**Construction Type:** Tilt up exterior wall system, steel columns, bar joist, roof framing with minimum slope  
**Roof:** Metal decking with minimum slope  
**Over Head Capacity:** Roof capable of accepting mechanical equipment and some additional loading  
**Bay Spacing:** 40 feet X 50 feet (12,2 m X 15,2 m)  
**Truck-Dock Doors:** 4 Dock Doors and 1 Drive-in Door. Dock Doors expandable to a total of 12.

## UTILITIES

**Water:** A 12" (30,5 cm) main will be extended from adjacent site to service the site by the City of Tuscaloosa.  
**Sewer:** Sanitary sewer service provided by the City of Tuscaloosa.  
**Electric Power:** Ample supply for all manufacturing processes provided by Alabama Power Company.  
**Gas:** Supplied by Alabama Gas Corporation and Southern Natural Gas. Uninterruptible service available at site.

## INDUSTRIAL PARK

**Zoning:** Airport Industrial Park zoned for all manufacturing processes.  
**Covenants:** Protective covenants established to protect the investment of tenants.

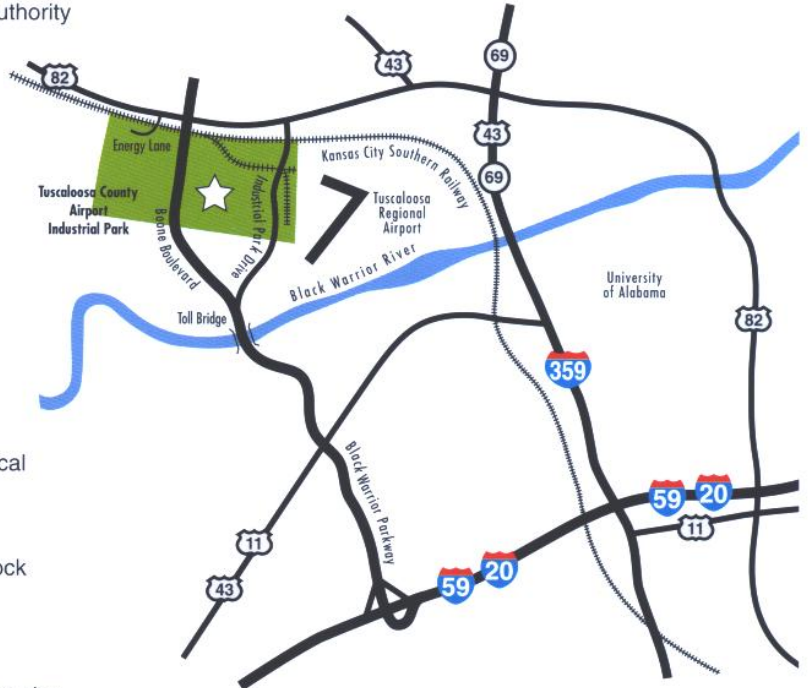
## SERVICES

**Protection:** Fire and police protection provided by the City of Tuscaloosa.

## TRANSPORTATION

**Highway:** Direct access to Interstate 20/59 is 4.5 miles (7,2 km) via the Black Warrior Parkway. U.S. Highway 82 located one-half mile (0,8 km) from the Park.  
**Air:** Tuscaloosa Regional Airport conveniently located adjacent to the Park. Birmingham International Airport located 60 miles (96,5 km) east.  
**River:** An inland dock on the Black Warrior River located within 2 miles (3,2 km) of the Park, providing barge transportation to the Port of Mobile and, via the Tennessee-Tombigbee Waterway, to the Tennessee, Ohio, and Mississippi Rivers.  
**Rail:** The Park borders a main line of the Kansas City Southern Railway. A switching agreement exists for Norfolk Southern Railway.

## AREA MAP



## SITE PLAN/FLOOR PLAN

