

108,000 SQUARE FEET

(10 033,53 Meters²)

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 m²)
Expandable: Up to 216,000 square feet (20 067,06 m²)
Site Acreage: 17.29 acres (7 ha)
Date Available: Immediately
Number of Floors: 1 (unfinished)
Ceiling Eave Height: 26 feet (7,9 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

