

Building Profile

Alabama Site Selection Database

AAA Cooper Transportation

City: Evergreen

County: Conecuh



Building Id: 5996	
Street Address	14230 Highway 84W
Nearest City	Evergreen
Within City Limits	Yes
Zip Code	36401
Latitude	31.419633
Longitude	-87.039338
Located in Industrial Park	No
Park Name	
Within Enterprise Zone	No
Within Favored Geographic Area	Yes
Within Renewal Community	Yes

General Building Data	
Total Size	6,600 sq.ft.
Space Available	5,400 sq.ft.
Multi-tenant	No
Building Dimensions	60 X 90
Number of Buildings	2
Number of Floors	1
Largest Production Area	5,400 sq.ft.
Office Area	2,400 sq.ft.
Building Expandable	Yes
Expandable to	10,000 sq.ft.
Floor Thickness	10 in.
Total Acreage	5
Additional Available	No
Ceiling Height	Eave: 22 ft. Max: 25 ft.
Bay Spacing	Length: 3 ft. Width: 9 ft.
Air Conditioned	Yes
Heated	Yes
Cranes	Number of Cranes: 0 Capacity of Largest: 0 ton(s) Under Hook: 0 ft.
Truck Docks	Dock Level: 22 Drive In: 2
Year Built	1980
Last Expansion	1980
Refrigerated Area	No
USDA Approved	No
Sprinklers	Yes
Construction Material	Primary: Metal Secondary: Conc Blk
Parking Paved	Yes
Number of Cars	20
Zoning	Warehouse
Previous Use	Warehouse
Previous Use Description	1200 sq.ft. canopy with 10,000 gal

Transportation	
Rail Service	Provider: Track Status: Not Specified Provider #2: Track Status: Not Specified
Waterway	Dock Facility: Not Specified
Nearest Commercial Air City	Montgomery, AL Miles to Nearest Service: 75 mile(s)

Highways			
Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-65	1	
Federal Highway	84	0	No

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Utilities

Natural Gas

Provider: South Alabama Gas
Status: Existing
Size of Main: 4 in.
Main PSI: 130

Electricity

Provider(s): Southern Pine Electric Co-op
Status: Existing
Amps: 3
Phase: 3
Voltage: 220

Water

Provider: Evergreen Utilities
Status: Existing
Size of Main: 6 in.

Telecommunications

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

Sewer

Provider: Evergreen Utilities
Status: Existing
Size of Main: 6 in.

Price

Base Rent (Annual)	\$42,000.00
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Base Rent	Total
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Sale Price	\$325,000.00
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	Total
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Negotiable	No
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Date Quoted	Feb 16, 2012
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Price Comments

Triple net lease. Owner may consider negotiations.

Key Building Features

AAA Cooper Transportation warehouse, distribution center. 1200 sq. ft. Canopy has a 10,000 gal diesel storage tank in ground. Property is completely fenced.

General Comments

Building information is current as of 2/16/12

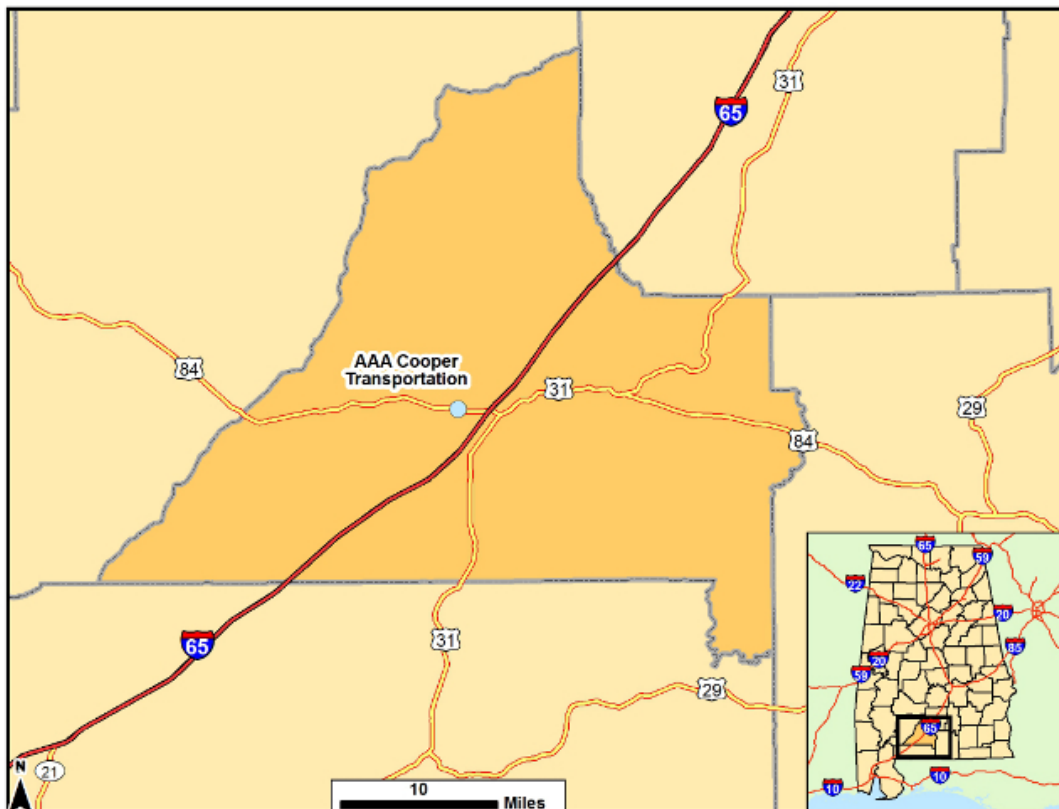
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Economic Development Partnership of Alabama
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