

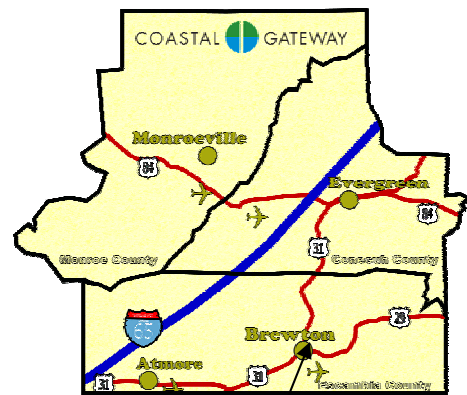
# Brewton Spec Building #3

Brewton, Alabama

25,500 square feet



## Location



Site Location

**COASTAL GATEWAY**

Economic Development Authority

A Partnership of Conecuh, Escambia & Monroe Counties in Alabama

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## GENERAL BUILDING DATA

<b>Total Size:</b>	25,500 sf
<b>Space Available:</b>	25,500 sf
<b>Multi-tenant:</b>	
<b>Building Dimensions:</b>	180' x 170'
<b>Number of Buildings:</b>	1
<b>Number of Floors:</b>	1
<b>Largest Production Area:</b>	25,500 sf
<b>Office Area:</b>	
<b>Building Expandable:</b>	Yes
<b>Expandable to:</b>	
<b>Floor Thickness:</b>	Floor not installed
<b>Total Acreage:</b>	2 acres
<b>Additional Available:</b>	Yes
<b>Ceiling Height:</b>	Eaves: 22' Center: 22'
<b>Bay Spacing:</b>	30' x 50'
<b>Air Conditioned:</b>	No
<b>Heated:</b>	No
<b>Cranes:</b>	None Installed
<b>Truck Docks:</b>	1
<b>Year Built:</b>	1995
<b>Last Expansion:</b>	None
<b>Refrigerated Area:</b>	No
<b>USDA Approved:</b>	No
<b>Sprinklers:</b>	Yes
<b>Fire Rating:</b>	5
<b>Construction Material</b>	
Primary:	Metal
Secondary:	
<b>Parking Paved:</b>	No
<b>Number of Cars:</b>	
<b>Zoning:</b>	None
<b>Previous Use:</b>	Light Industry
<b>Previous Use Description:</b>	New Speculative Building

## UTILITIES

<b>Natural Gas:</b>	City of Brewton 4" Main
<b>Water:</b>	City of Brewton 12" Main
<b>Sewer:</b>	City of Brewton 8" Main
<b>Electricity:</b>	Southern Pine Electric Co- op
<b>Telecommunications:</b>	Bellsouth

## TRANSPORTATION

<b>Rail Service:</b>	CSX Less than 1 Mile
<b>Waterway:</b>	N/A
<b>Highways:</b>	I-10 (43 Miles) I-65 (20 Miles) US 31 (1 Mile) AL 41 (3 Miles)

## LOCAL DEMOGRAPHICS (Brewton)

	10 Miles	20 Miles	30 Miles
<b>Population:</b>	15,724	35,441	81,700
<b>Households:</b>	6,441	13,620	31,029
<b>Ave. HH Inc.</b>	\$46,272	\$42,909	\$42,542
<b>Median Age:</b>	40.25	39.32	38.32