

# Building Profile

## Alabama Site Selection Database

### Evergreen Spec Building

City: Evergreen

County: Conecuh



#### General Building Data

<b>Total Size</b>	18,000 sq.ft.
<b>Space Available</b>	18,000 sq.ft.
<b>Multi-tenant</b>	No
<b>Building Dimensions</b>	180x100
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	18,000 sq.ft.
<b>Office Area</b>	0 sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	40,000 sq.ft.
<b>Floor Thickness</b>	0 in.
<b>Total Acreage</b>	2
<b>Additional Available</b>	Yes
<b>Ceiling Height</b>	Eave: 22 ft. Max: 25 ft.
<b>Bay Spacing</b>	Length: 180 ft. Width: 100 ft.

<b>Building Id:</b> 3941	
<b>Street Address</b>	Industrial Park Circle
<b>Nearest City</b>	Evergreen
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36401
<b>Latitude</b>	31.45172
<b>Longitude</b>	-86.96596
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Evergreen Industrial Park
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

<b>Air Conditioned</b>	No
<b>Heated</b>	No
<b>Cranes</b>	Number of Cranes: 0 Capacity of Largest: Under Hook:

<b>Truck Docks</b>	Dock Level: 0 Drive In: 0
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<b>Year Built</b>	2000
<b>Last Expansion</b>	
<b>Refrigerated Area</b>	No
<b>USDA Approved</b>	No
<b>Sprinklers</b>	No
<b>Construction Material</b>	Primary: Metal Secondary:

<b>Parking Paved</b>	No
<b>Number of Cars</b>	
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	
<b>Previous Use Description</b>	New Speculative Building

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: < 1 mile Provider #2: Track Status: Not Specified
<b>Waterway</b>	Alabama River Dock Facility: Port 26 to 50 miles
<b>Nearest Commercial Air City</b>	Montgomery, AL Miles to Nearest Service: 70 mile(s)

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	75	
Interstate	I-65	0	
Interstate	I-85	71	
Federal Highway	31	1	No
Federal Highway	84	1	No

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#### Utilities

##### Natural Gas

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

##### Electricity

Provider(s): Evergreen Utilities  
 Alabama Power Company  
 Status: Existing  
 Amps:  
 Phase: 3  
 Voltage:

##### Water

Provider: Evergreen Utilities  
 Status: Existing  
 Size of Main: 8 in.

##### Telecommunications

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

##### Sewer

Provider: Evergreen Utilities  
 Status: Existing  
 Size of Main: 8 in.

#### Price

**Base Rent (Annual)** \$1.75

**Base Rent** per sq.ft.

**Sale Price** \$252,000.00

**Negotiable** Total

**Date Quoted** Yes

**Price Comments** Feb 16, 2012

Sales price is negotiable.

#### General Comments

This building can easily be expanded to 40,000 square feet. 8 additional acres available. Truck docks can be added.

*Building information is current as of 2/16/12*

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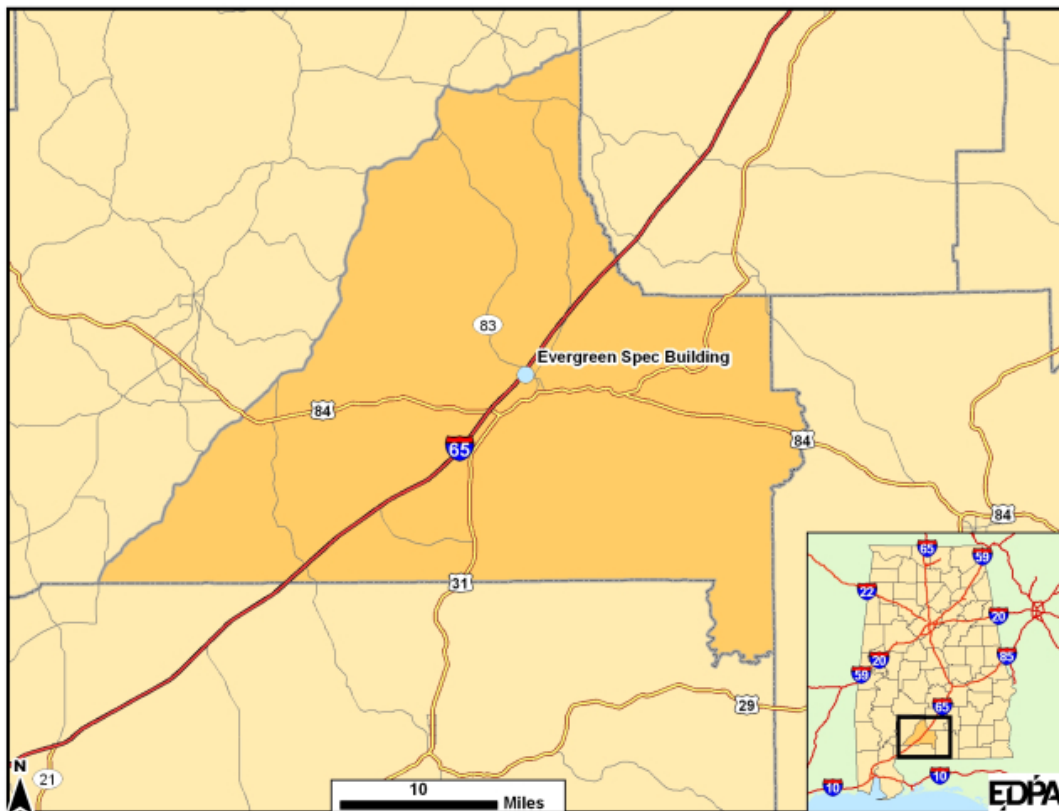
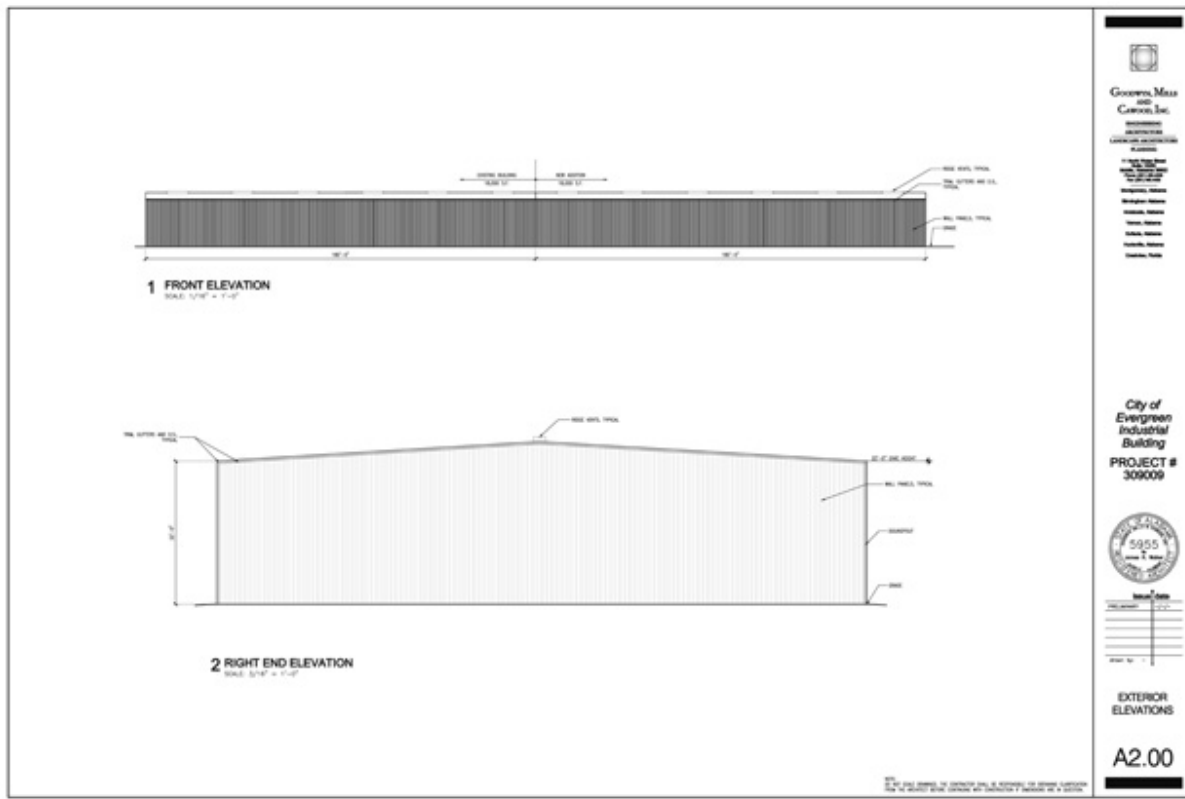
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