

Building Profile

Alabama Site Selection Database

Evergreen Spec Building

City: Evergreen

County: Conecuh



General Building Data

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

Building Id: 3941

Street Address Industrial Park Circle

Nearest City	Evergreen
Within City Limits	Yes
Zip Code	36401
Latitude	31.45172
Longitude	-86.96596
Located in Industrial Park	Yes
Park Name	Evergreen Industrial Park
Within Enterprise Zone	No
Within Favored Geographic Area	Yes
Within Renewal Community	Yes

Air Conditioned	No
Heated	No
Cranes	Number of Cranes: 0 Capacity of Largest: Under Hook:

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

Parking Paved	No
Number of Cars	
Zoning	Light Industrial
Previous Use	
Previous Use Description	New Speculative Building

Transportation

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

Highways

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
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

Total

Negotiable Yes

Date Quoted Jan 28, 2010

Price Comments

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 1/28/10



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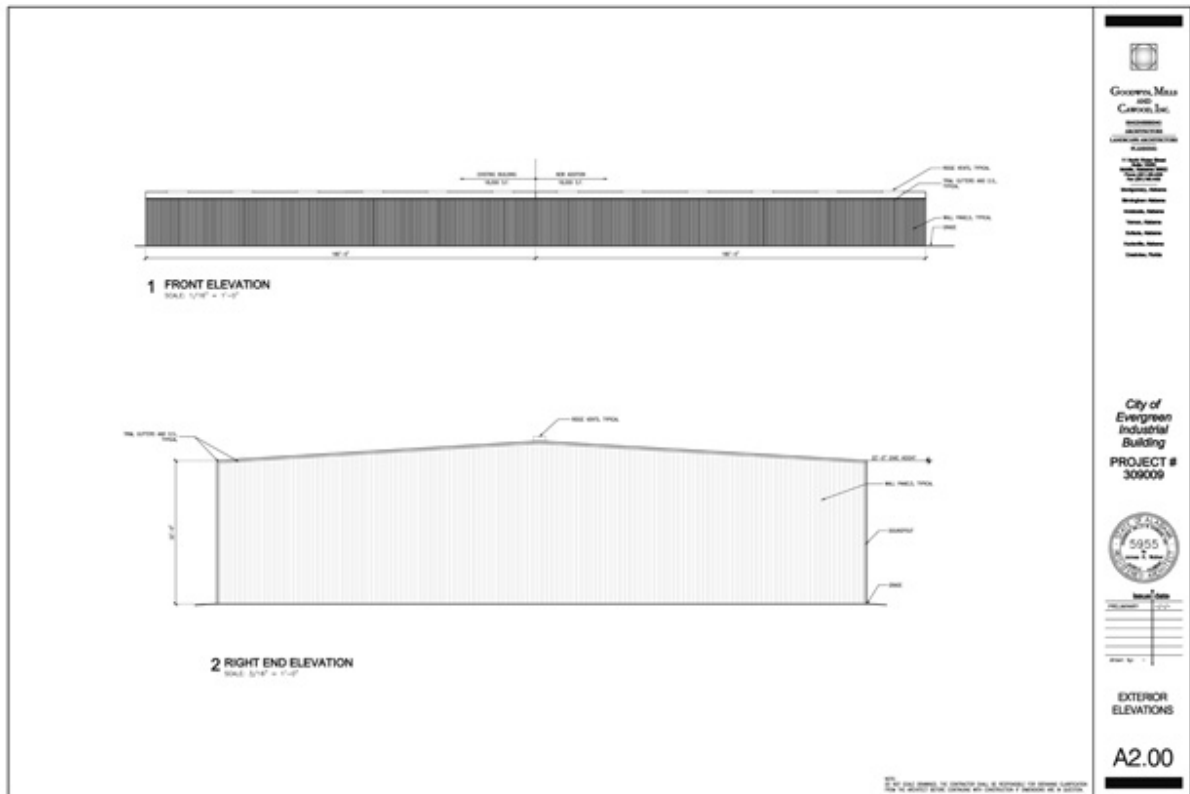
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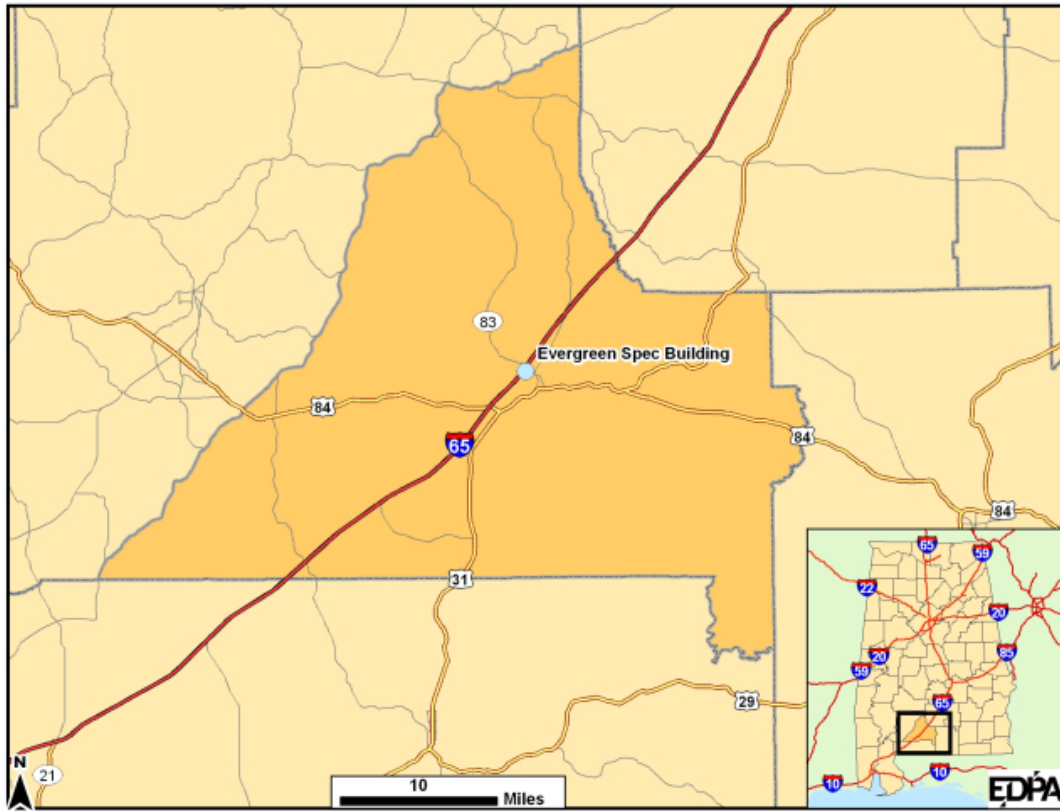
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