

Building Profile

Alabama Site Selection Database

Monroeville Outlet Center

City: Monroeville

County: Monroe



Building Id: 4004
Street Address: Drewry Road, Monroeville, Alabama 36460

| | |
|---------------------------------------|-------------|
| Nearest City | Monroeville |
| Within City Limits | Yes |
| Zip Code | 36460 |
| Latitude | 31.510028 |
| Longitude | -87.310461 |
| 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 | 112,966 sq.ft. |
| Space Available | 112,966 sq.ft. |
| Multi-tenant | Yes |
| Building Dimensions | |
| Number of Buildings | 2 |
| Number of Floors | 1 |
| Largest Production Area | |
| Office Area | |
| Building Expandable | |
| Expandable to | |
| Floor Thickness | |
| Total Acreage | 20 |
| Additional Available | |
| Ceiling Height | Eave: 14 ft. Max: |
| Bay Spacing | Length: Width: |
| Air Conditioned | Yes |
| Heated | Yes |
| Cranes | Number of Cranes: 0 Capacity of Largest: Under Hook: |
| Truck Docks | |
| | Dock Level: Drive In: |
| Year Built | 1986 |
| Last Expansion | |
| Refrigerated Area | |
| USDA Approved | |
| Sprinklers | Yes |
| Construction Material | Primary: Metal Secondary: Wood |
| Parking Paved | Yes |
| Number of Cars | 900 |
| Zoning | Business & Commercial |
| Previous Use | Retail |
| Previous Use Description | Retail Outlet Center |

Transportation

| | |
|------------------------------------|---|
| Rail Service | Provider: Alabama Railroad Track Status: < 1 mile Provider #2: A & G Railroad Co Track Status: Not Specified |
| Waterway | Alabama River Dock Facility: Port > 50 miles |
| Nearest Commercial Air City | Mobile, AL Miles to Nearest Service: |

Highways

| <u>Highway Type</u> | <u>Highway Name</u> | <u>Miles to Access</u> | <u>Four Lane</u> |
|---------------------|---------------------|------------------------|------------------|
| Interstate | I-65 | 25 | |
| Federal Highway | 84 | 5 | No |
| Alabama Highway | 21 | 1 | No |

This information has been secured from sources we believe to be reliable; however, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

Economic Development Partnership of Alabama
www.advantagealabama.com

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Utilities

Natural Gas

Provider: South Alabama Gas
 Status: Existing
 Size of Main:
 Main PSI:

Electricity

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

Water

Provider: City of Monroeville
 Status: Existing
 Size of Main:

Telecommunications

Service Provider: Frontier Communications
 Fiber Optics:
 Redundancy:
 xDSL Available:

Sewer

Provider: Septic Tank
 Status: Existing
 Size of Main:

Price

Base Rent (Annual) \$2.25

Base Rent per sq.ft.

Sale Price

Negotiable Yes

Date Quoted Jun 19, 2009

Price Comments

General Comments

2 one-story bldgs; steel-framed metal covered with wood sheeting, glass storefronts. Bldg A is 48,563 sq.ft., Bldg B is 63,103 sq. ft., 29 units in bldg A & B. This includes 10 undeveloped acres.

Building information is current as of 6/19/09



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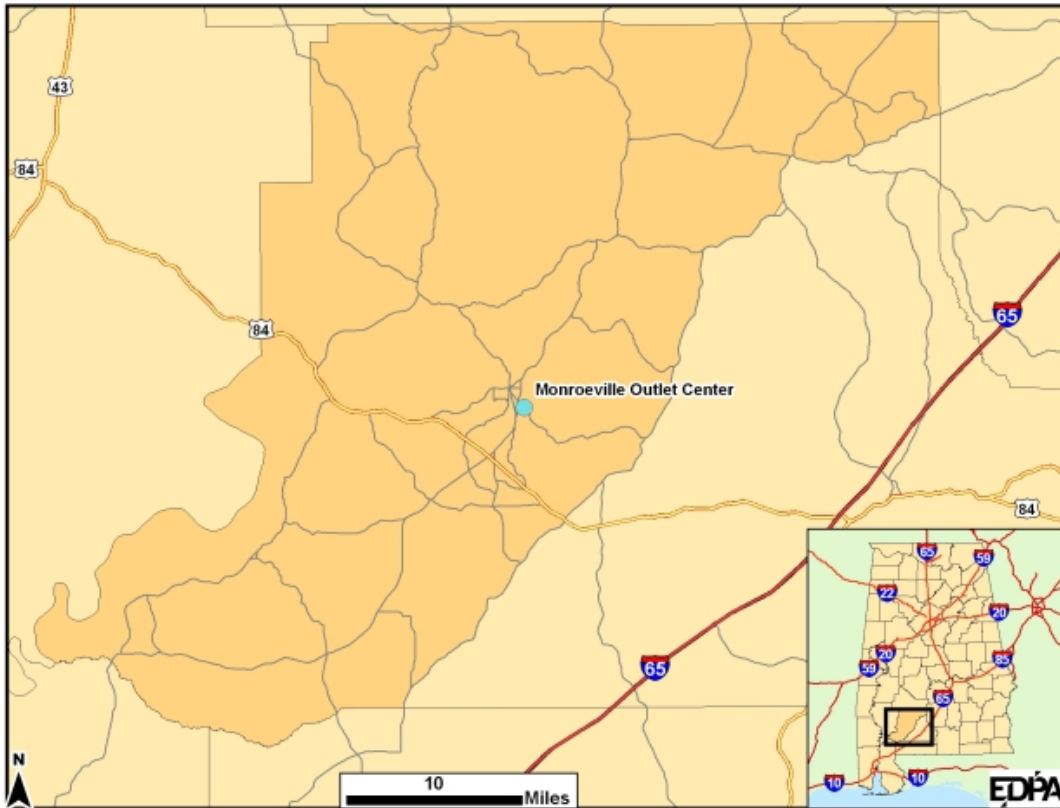
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