

# Building Profile

## Alabama Site Selection Database

### Monroeville Spec. Building

City: Monroeville    County: Monroe



<b>Building Id: 4461</b>	
<b>Street Address</b>	478 Industrial Park Drive Hwy 21 Monroeville
<b>Nearest City</b>	Monroeville
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36460
<b>Latitude</b>	31.478088
<b>Longitude</b>	-87.333711
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	City of Monroeville Industrial Park
<b>Within Enterprise Zone</b>	Yes
<b>Within Favored Geographic Area</b>	Yes
<b>Within Renewal Community</b>	Yes

<b>General Building Data</b>	
<b>Total Size</b>	30,000 sq.ft.
<b>Space Available</b>	30,000 sq.ft.
<b>Multi-tenant</b>	No
<b>Building Dimensions</b>	
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	30,000 sq.ft.
<b>Office Area</b>	0 sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	100,000 sq.ft.
<b>Floor Thickness</b>	0 in.
<b>Total Acreage</b>	5
<b>Additional Available</b>	Yes
<b>Ceiling Height</b>	Eave: 26 ft. Max: 26 ft.
<b>Bay Spacing</b>	Length: Width:
<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: 2 Drive In: 0
<b>Year Built</b>	2007
<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: Brick
<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

<b>Transportation</b>	
<b>Rail Service</b>	Provider: Track Status: Not Specified Provider #2: Track Status: Not Specified
<b>Waterway</b>	Alabama River Dock Facility: Port 26 to 50 miles
<b>Nearest Commercial Air City</b>	Mobile, AL Miles to Nearest Service: 85 mile(s)

<b>Highways</b>			
<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-65	25	
Federal Highway	84	1	No
Alabama Highway	21	0	Yes

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#### Utilities

##### Natural Gas

Provider: South Alabama Gas  
 Status: Existing  
 Size of Main: 6 in.  
 Main PSI: 360

##### Electricity

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

##### Water

Provider: Monroeville Water Works  
 Status: Existing  
 Size of Main: 10 in.

##### Telecommunications

Service Provider: Frontier Communications  
 Fiber Optics: No  
 Redundancy:  
 xDSL Available: Yes

##### Sewer

Provider: City of Monroeville  
 Status: Existing  
 Size of Main: 10 in.

#### Price

##### Base Rent (Annual)

##### Base Rent

##### Sale Price

\$572,000.00

Total

##### Negotiable

Yes

##### Date Quoted

Jun 19, 2009

##### Price Comments

#### Key Building Features

The speculative building is expandable to 100,000 square feet or more. Located in close proximity to a new city fire station. Additional acreage available. Near Monroe County Airport.

#### General Comments

*Building information is current as of 2/24/10*



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.

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[www.advantagealabama.com](http://www.advantagealabama.com)

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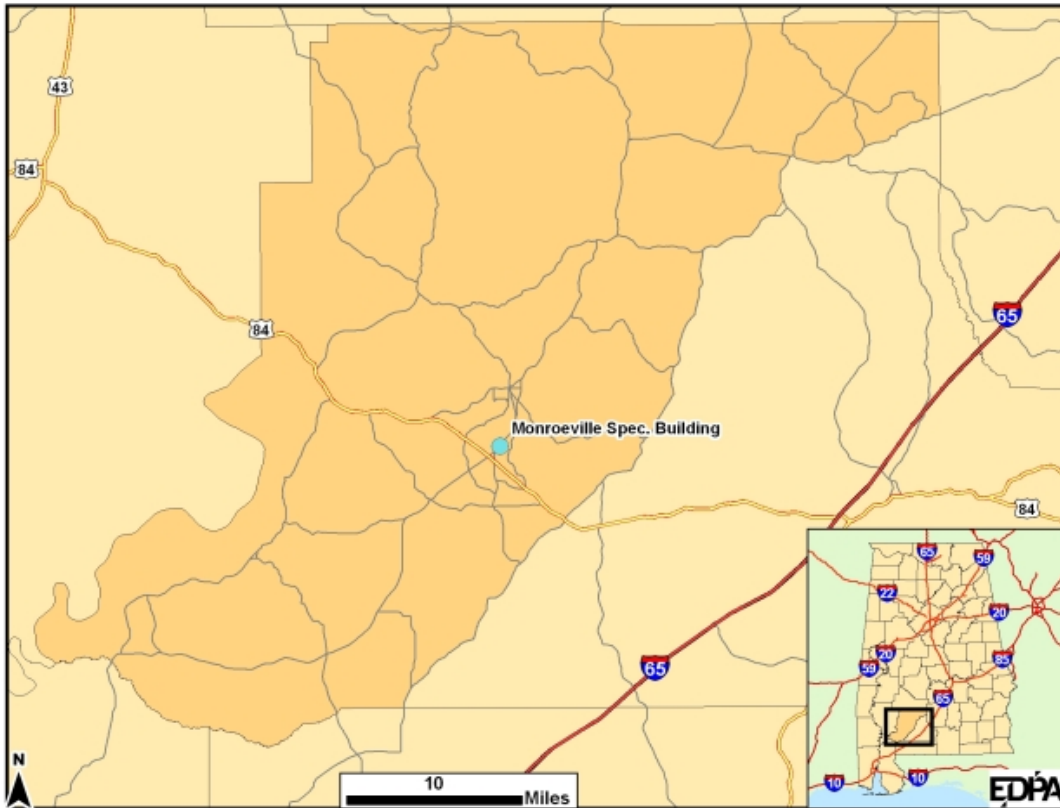
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