

Building Profile

Alabama Site Selection Database

1638 Thompson Road

City: Hartselle County: Morgan
MSA: Decatur, AL



Building Id: 5693	
Street Address	1638 Thompson Road
Nearest City	Hartselle
Within City Limits	Yes
Zip Code	35640
Latitude	34.4148
Longitude	-86.9013
Located in Industrial Park	No
Park Name	
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

General Building Data	
Total Size	122,200 sq.ft.
Space Available	122,200 sq.ft.
Multi-tenant	No
Building Dimensions	611 x 200
Number of Buildings	1
Number of Floors	1
Largest Production Area	122,200 sq.ft.
Office Area	
Building Expandable	Yes
Expandable to	212,200 sq.ft.
Floor Thickness	6 in.
Total Acreage	18
Additional Available	No
Ceiling Height	Eave: 24 ft. Max: 24 ft.
Bay Spacing	Length: 42 ft. Width: 40 ft.
Air Conditioned	Yes
Heated	Yes
Cranes	Number of Cranes: 0 Capacity of Largest: Under Hook:
Truck Docks	Dock Level: 16 Drive In: 3
Year Built	1998
Last Expansion	
Refrigerated Area	No
USDA Approved	No
Sprinklers	Yes
Construction Material	Primary: Tilt Up Conc Secondary:
Parking Paved	Yes
Number of Cars	120
Zoning	Heavy Industrial
Previous Use	Warehouse
Previous Use Description	

Transportation	
Rail Service	Provider: Track Status: Not Specified Provider #2: Track Status: Not Specified
Waterway	Tennessee River Dock Facility: Port 11 to 25 miles
Nearest Commercial Air City	Huntsville, AL Miles to Nearest Service: 25 mile(s)

Highways			
<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-65	0	
Federal Highway	31	2	Yes
Alabama Highway	36	5	No

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Utilities

Natural Gas

Provider: Wheeler Basin
Status: Existing
Size of Main:
Main PSI:

Electricity

Provider(s): Joe Wheeler Electric Co-op
Status: Existing
Amps:
Phase:
Voltage:

Water

Provider: Hartselle Utilities
Status: Existing
Size of Main:

Telecommunications

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

Sewer

Provider: Hartselle Utilities
Status: Existing
Size of Main:

Price

Base Rent (Annual) \$4.50

Base Rent per sq.ft.

Sale Price \$5,500,000.00

Total

Negotiable Yes

Date Quoted Aug 31, 2009

Price Comments

Purchase price is below replacement cost. Rental rate is \$4.00 per s.f. NNN or \$4.50 per s.f. modified gross.

Key Building Features

Highly visible from I-65. Very secure. Within Redstone Arsenal Defense work range.

General Comments

Tilt up concrete, fenced on one side. All docks are heated and cooled.

Building information is current as of 8/31/09



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