

# 51 Probilt Drive | Wedowee, AL

## 136,150 Total SF on 32 Acres

### FOR SALE - \$6,900,000.00



**NEWMARK**

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326 | t 770-552-2400

FOR ADDITIONAL INFORMATION

**BART HARDISON, SIOR**

*Senior Managing Director*

t 404-915-6941

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# Facility Overview

BUILDING SPECS	
<b>Address:</b>	51 Probilt Drive, Wedowee, Alabama 36278
<b>Building Size:</b>	136,150 SF
<b>Acreage:</b>	32 acres
<b>Expansion:</b>	Potential to add additional 100,000 SF
<b>Number of Buildings:</b>	<p><b>Total Six</b></p> <p>Main: 100,250 SF</p> <p>Office: 3,600 SF</p> <p>Storage: 6,000 SF</p> <p>6,000 SF</p> <p>7,500 SF</p> <p>2,800 SF</p>
<b>Construction:</b>	<p>Floors: Concrete</p> <p>Walls: Insulated Metal</p> <p>Roof: Standard Seam</p> <p>Columns: Steel pole</p>
<b>Date of Construction:</b>	1994
<b>Condition of Property:</b>	Good
<b>Building Dimensions:</b>	250' x 425'
<b>Ceiling Height:</b>	20' – 28' to deck
<b>Column Spacing:</b>	80' x 25'
<b>Office:</b>	3,600 SF stand alone; connected to manufacturing facility via covered walkway
<b>Rest Rooms:</b>	Recently remodeled – ample available
<b>Parking:</b>	Paved, 90 marked spots
<b>Lighting:</b>	LED
<b>Utilities:</b>	<p>Water: Supplied by 6" main. Capacity is 90 pounds</p> <p>Sewer: Yes</p> <p>Natural Gas: Supplied by Randolph County Utilities 4" main</p> <p>Fiber: Spectrum</p>
<b>Sprinkler System:</b>	Stubbed Out
<b>Power:</b>	3-Phase 240-280V & 480V, 1,000 Amps Bus bar 3 - Electrical Durability
<b>Air Conditioning:</b>	Office
<b>Ventilation:</b>	Vents
<b>Compressed Air</b>	3" air pressure line
<b>Truck Loading:</b>	<p><u>Tailgate Docks</u></p> <p>East – Three (3) tailgate loading docks</p> <p>North – Two (2) tailgate loading docks</p> <p>West – Four (4) tailgate loading docks with levelers, seals and dock latches</p> <p><u>Drive-in Doors</u></p> <p>Three (3) ground-level drive-in doors</p>
<b>Zoning:</b>	TBD
<b>Last Use:</b>	Assembly Plant Retail Aluminum Assembly - door
<b>Transportation:</b>	29 miles south of I-20 via US Highway 431.34 miles south of Oxford. 94 miles east of Birmingham.
<b>Taxes:</b>	2023: \$22,011.14
<b>Additional Information:</b>	<p>9,372 SF</p> <p>(1) Kiln</p> <p>Dust collection system</p> <p>(1) Truck scale</p>

# Building Exterior



# Building Exterior



# Building Interior



# Local Map

## LOCATION OVERVIEW

### INTERSTATES & HIGHWAYS

- 29.5 miles to I-20
- 104 miles to I-85

### AIRPORT

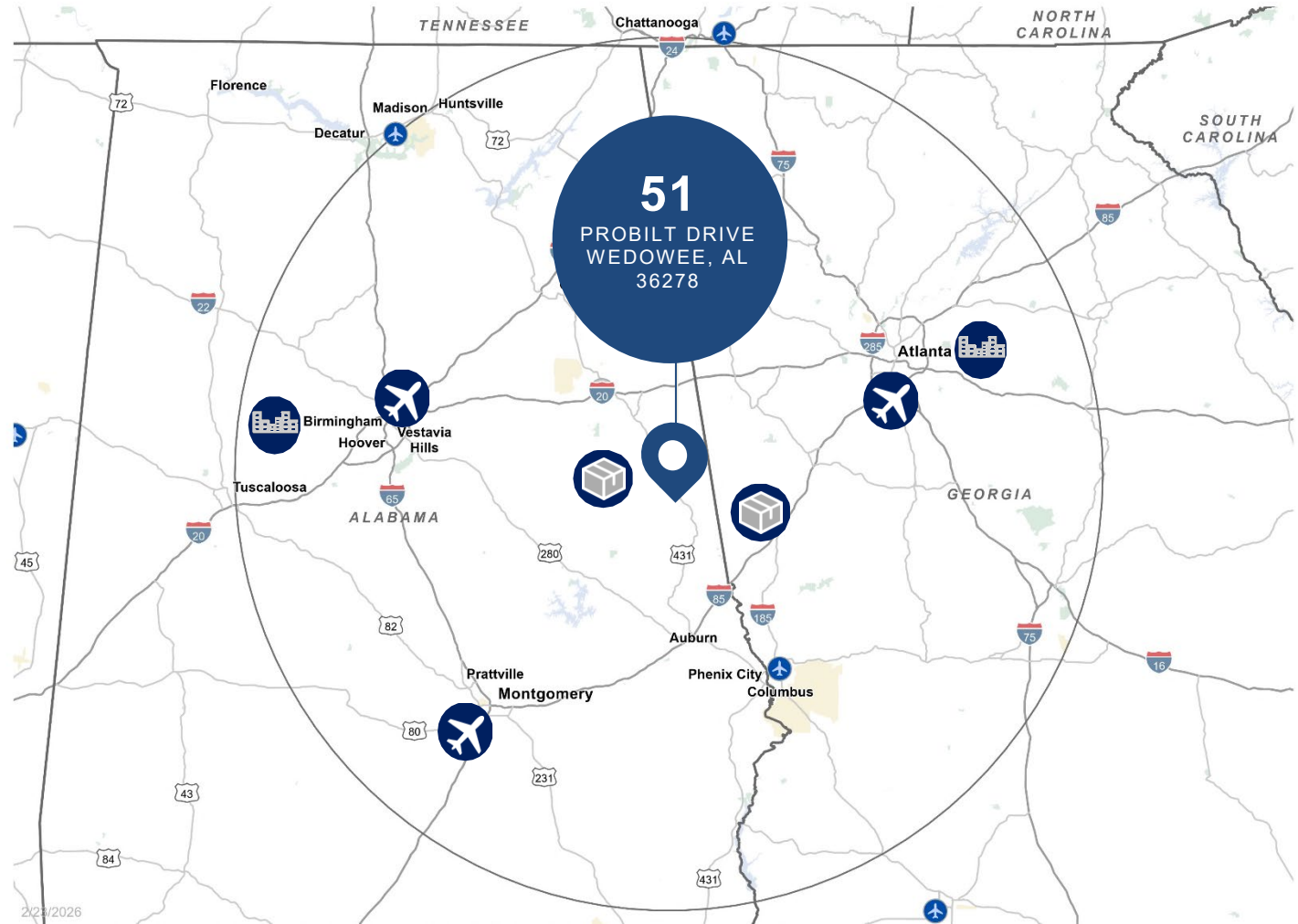
- 77.4 miles to Hartsfield-Jackson Atlanta Int'l Airport
- 91.5 miles to Birmingham Airport (BHX)

### PARCEL HUB

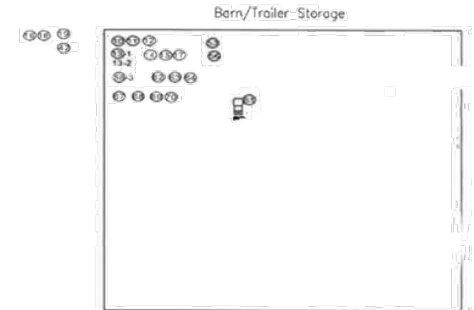
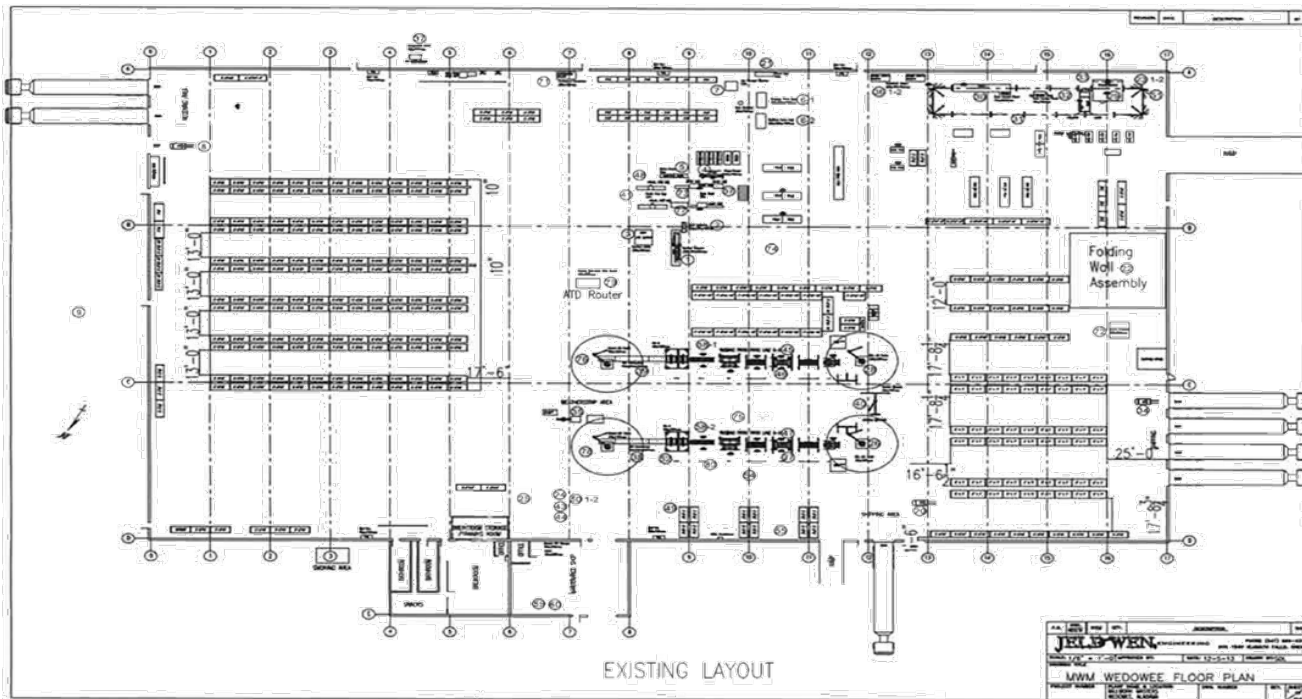
- 2.6 miles to FedEx
- 4.7 miles to USPS

### MAJOR CITIES

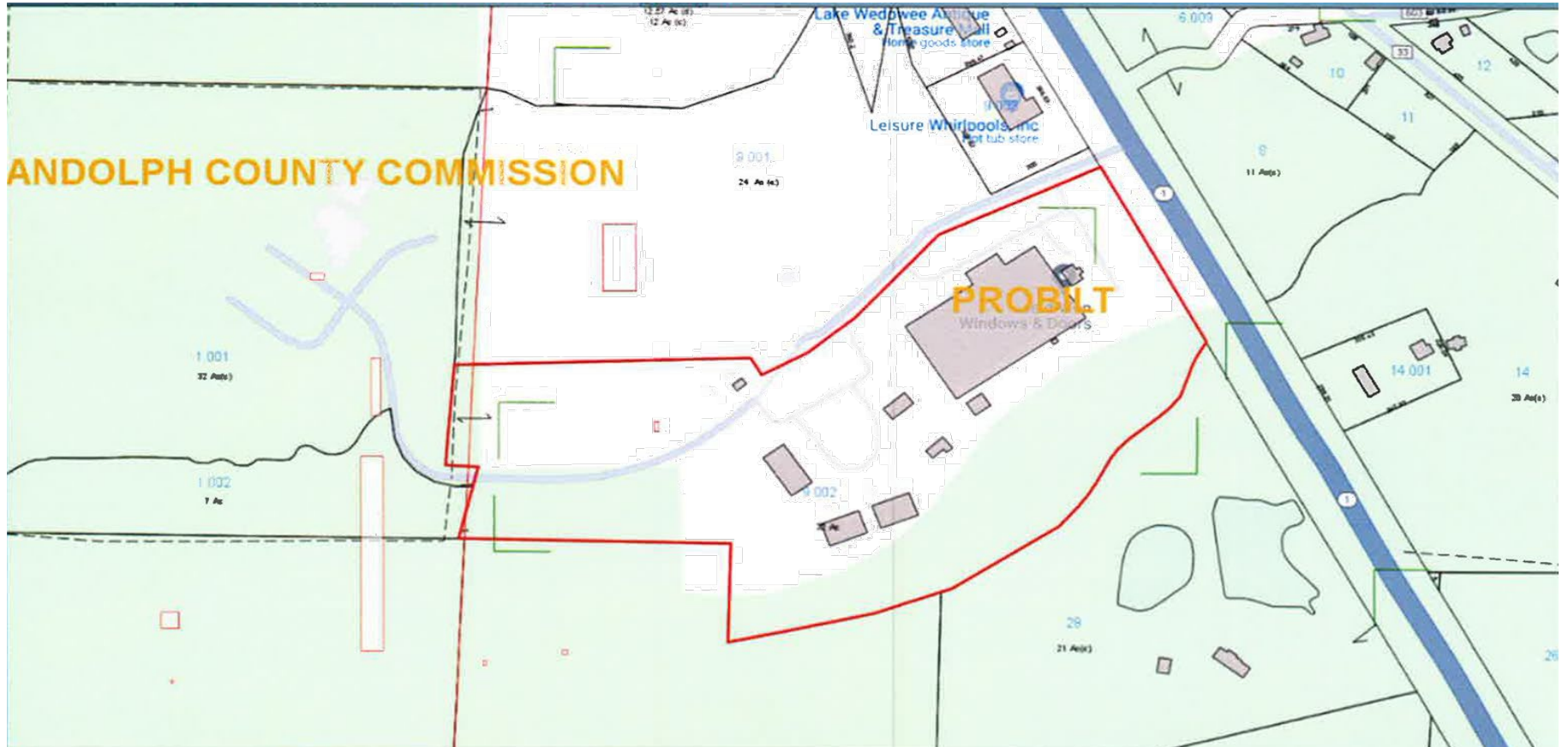
- 90.2 miles to Atlanta, GA
- 96 miles to Birmingham, AL



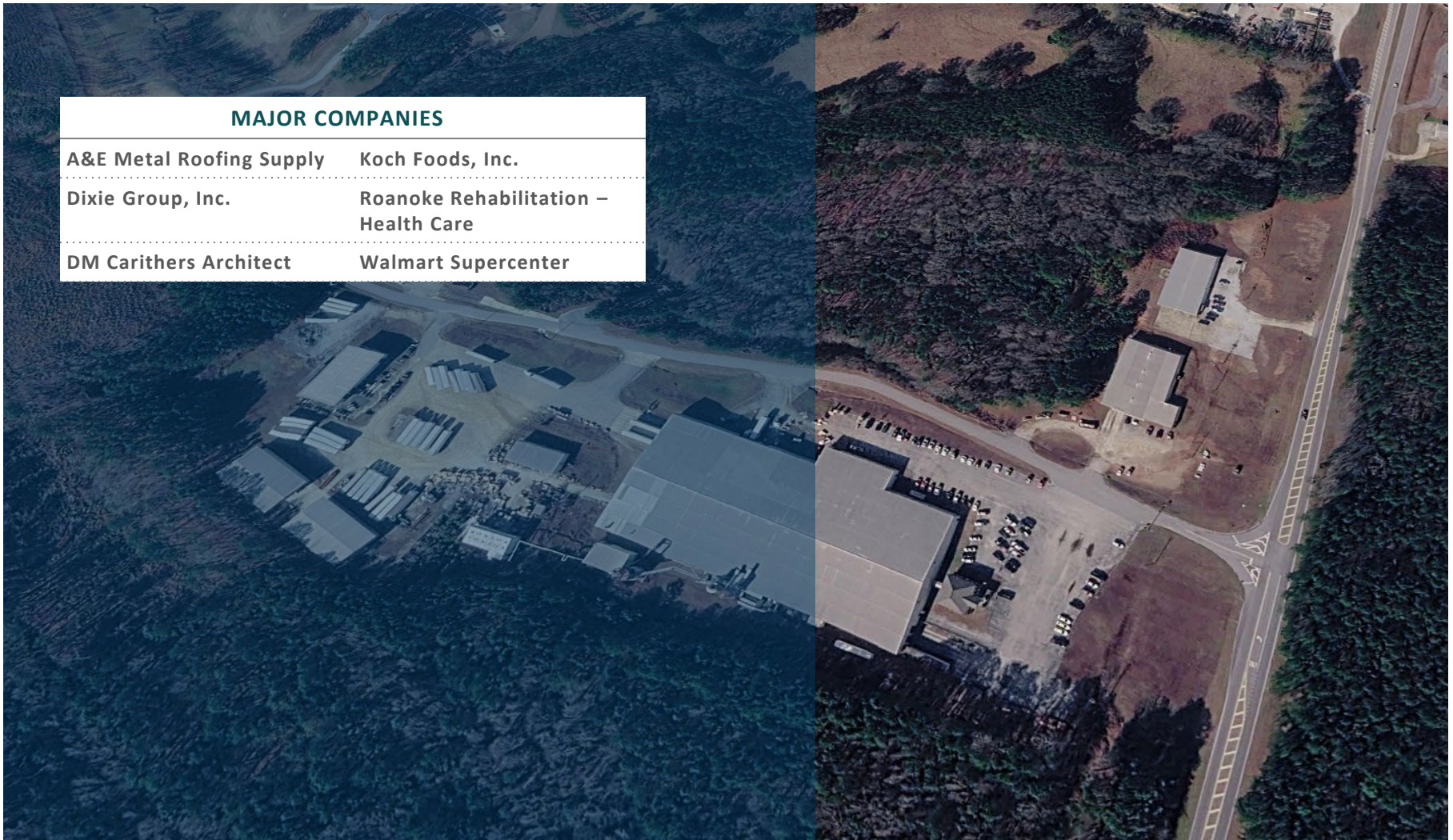
# Plant Layout



# Plant Plot



# Aerial



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**ATLANTA OFFICE**

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