

BUILDING FOR SALE

17106 AL HWY 35, SCOTTSBORO

283,550 SF



LOCAL PROXIMITY SUMMARY

HUNTSVILLE

- | | |
|------------------------------------|------------|
| • Huntsville International Airport | 53 Miles |
| • Cummings Research Park | 52 Miles |
| • Downtown Huntsville | 40 Miles |
| • Huntsville Hospital | 43 Miles |
| • Redstone Arsenal | 43.5 Miles |
| • Mazda/Toyota Manufacturing | 57.6 Miles |

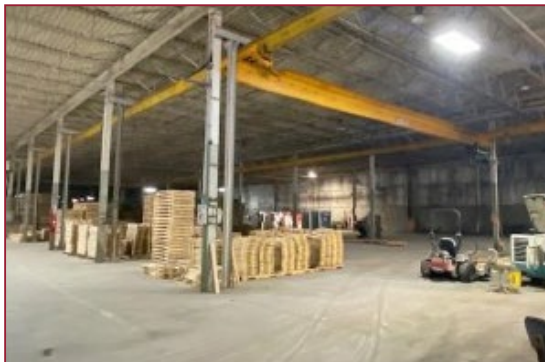
CHATTANOOGA

- | | |
|---------------------------------------|------------|
| • Chattanooga Airport | 75 Miles |
| • Downtown Chattanooga | 64.5 Miles |
| • North River Commerce Center | 72.3 Miles |
| • Bonny Oaks Office & Industrial Park | 76.3 Miles |



CHAPMAN COMMERCIAL REALTY
303 WILLIAMS AVE, SUITE 811
HUNTSVILLE, AL 35801
www.chapmancommercialrealty.com

William M. Chapman
256.656.8413 Mobile
256.715.8064 Office
bill@huntsvillecommercialbrokerage.com

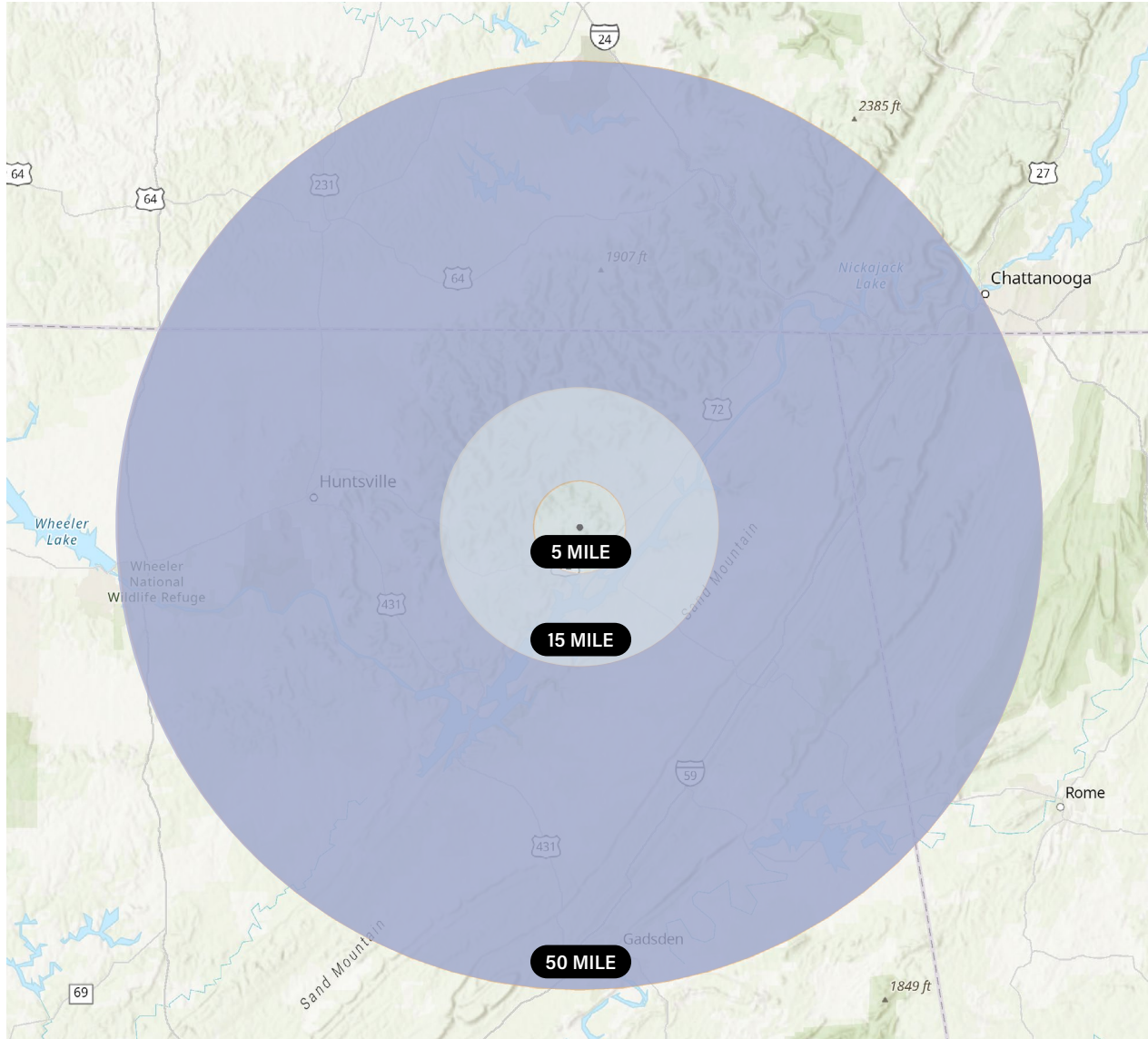


Total SF	283,550 SF
Dimensions	
Office	201'9"x76'6"
Mfg./Whse.	402'2"x652'1"
Lot Size	56.44 AC
Parking	Ample
Date of Construction	1972
Construction	
Floors	6" reinforced concrete at 4500 psi
Walls	Painted concrete block to 8' with the balance being double insulated metal panels to the roof line
Columns	8' steel I beams
Roof	New 60 mil Membrane Roof
Sprinkler System	Fully Sprinklered
Power	3-Phase, 277/480V/4400 amps
Ceiling Heights	20' at eave to 22' at center
Column Spacing	25'x50'
Natural Gas	Supplied by City of Scottsboro 6" line
Water	Supplied by City of Scottsboro 8" line
Sewer	Supplied by City of Scottsboro 10" line
Lighting	LED
Truck Loading	
North Wall	3 - 15' x 14' grade level metal roll up doors

East Wall	2 - 15' x 14' grade level metal roll up doors 1 - 15' x 14' grade level metal roll up door which opens to an interior truck well
West Wall	1 - 8' x 10' dock high metal roll up door in exterior truck well with load Levelers, pads, and bumpers 1 - 18' x 14' grade level metal roll up door 2 - interior dock wells 2- 13'9" x 14'6" doors with load levelers and bumper pads which open to an interior dock well 1 - 10' x 12' grade level metal overhead door 1 - 2-ton bridge crane rail with 15' span, 50' travel 1 - 2-ton bridge crane with 160' span, 50' travel, 11' hook height 1 - 3 ½ ton bridge crane with 47' 8" span, 200' travel, 17' 5" hook height 1 - 7 ½ ton bridge crane with 47' 8" span, 200' travel, 17' 5" hook height
Rail Siding	Norfolk Southern rail borders the rear property line and could be put into service
Possession	Immediate
Misc.	Chain link fence encloses the developed plant site including all parking areas, truck courts, and storage areas







5 MILE

Population	13,371
Households	5,737
Families	3,723
Average Household Size	2.27
Median Age	45.2
Median Household Income	\$50,456
Average Household Income	\$67,110

15 MILE

Population	40,701
Households	16,720
Families	11,550
Average Household Size	2.40
Median Age	44.7
Median Household Income	\$50,565
Average Household Income	\$66,471

50 MILE

Population	1,106,677
Households	441,439
Families	297,608
Average Household Size	2.46
Median Age	41.1
Median Household Income	\$58,942
Average Household Income	\$84,825



Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

William “Bill” Chapman
Broker/Owner

REAL ESTATE DISCLAIMER

The information contained herein has been obtained from sources deemed reliable, but has not been verified or confirmed, and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Term of sale or lease and availability are subject to change or withdrawal without notice. All information to be verified by Purchaser and/or Lessee.



CHAPMAN COMMERCIAL REALTY
303 WILLIAMS AVE, SUITE 811
HUNTSVILLE, AL 35801
www.chapmancommercialrealty.com

William M. Chapman
256.656.8413 Mobile
256.715.8064 Office
bill@huntsvillecommercialbrokerage.com