

**BUILDING FOR SALE / LEASEBACK**

**17106 AL HWY 35, SCOTTSBORO**

**250,000 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

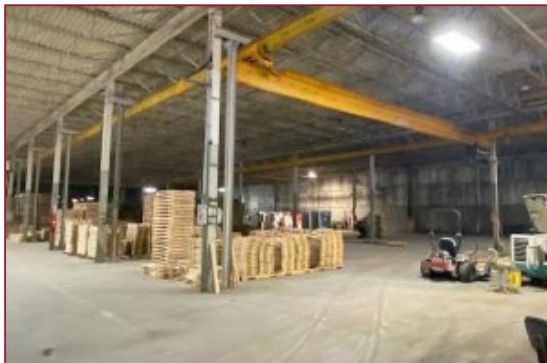
**CHATTANOOGA**

- 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**  
2310 WHITESBURG DRIVE, SUITE 6  
HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
256.656.8413 Mobile  
256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)



<b>Total SF</b>	250,000 SF
<b>Dimensions</b>	
<b>Office</b>	201'9"x76'6"
<b>Mfg./Whse.</b>	402'2"x652'1"
<b>Lot Size</b>	56.44 AC
<b>Parking</b>	Ample
<b>Date of Construction</b>	1972
<b>Construction</b>	
<b>Floors</b>	6" reinforced concrete at 4500 psi
<b>Walls</b>	Painted concrete block to 8' with the balance being double insulated metal panels to the roof line
<b>Columns</b>	8' steel I beams
<b>Roof</b>	New 60 mil Membrane Roof
<b>Sprinkler System</b>	Fully Sprinklered
<b>Power</b>	3-Phase, 277/480V/4400 amps
<b>Ceiling Heights</b>	20' at eave to 22' at center
<b>Column Spacing</b>	25'x50'
<b>Natural Gas</b>	Supplied by City of Scottsboro 6" line
<b>Water</b>	Supplied by City of Scottsboro 8" line
<b>Sewer</b>	Supplied by City of Scottsboro 10" line
<b>Lighting</b>	LED
<b>Truck Loading</b>	
<b>North Wall</b>	3 - 15' x 14' grade level metal roll up doors

<b>East Wall</b>	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 with 7 - ½ ton overhead crane coverage
<b>West Wall</b>	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
<b>Rail Siding</b>	Norfolk Southern rail borders the rear property line and could be put into service
<b>Possession</b>	Immediate
<b>Misc.</b>	Chain link fence encloses the developed plant site including all parking areas, truck courts, and storage areas



CHAPMAN COMMERCIAL REALTY  
 2310 WHITESBURG DRIVE, SUITE 6  
 HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
 256.656.8413 Mobile  
 256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)



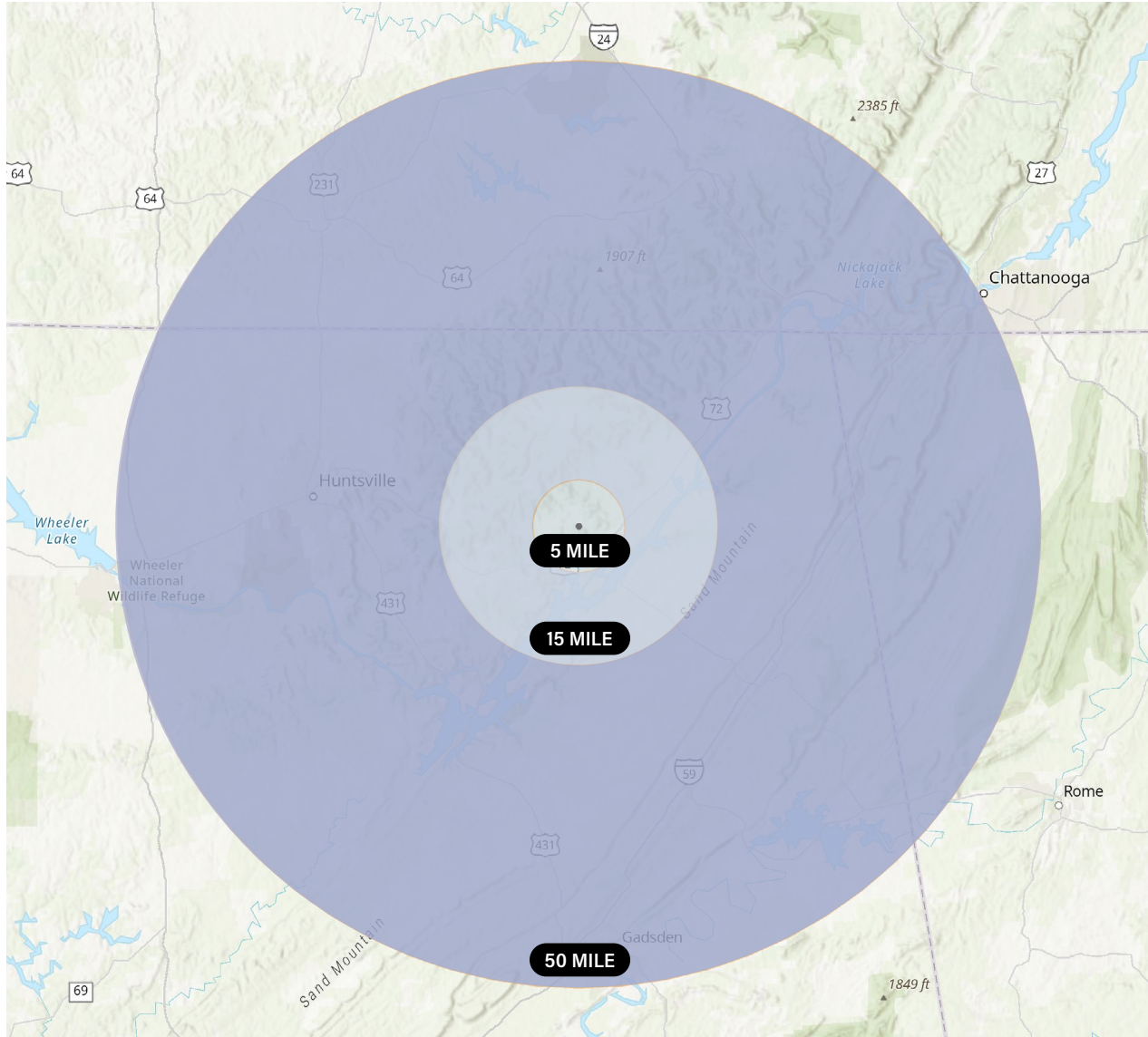
CHAPMAN COMMERCIAL REALTY  
2310 WHITESBURG DRIVE, SUITE 6  
HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
256.656.8413 Mobile  
256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)



CHAPMAN COMMERCIAL REALTY  
2310 WHITESBURG DRIVE, SUITE 6  
HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
256.656.8413 Mobile  
256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)



## 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**  
 2310 WHITESBURG DRIVE, SUITE 6  
 HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
 256.656.8413 Mobile  
 256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)



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**  
2310 WHITESBURG DRIVE, SUITE 6  
HUNTSVILLE, AL 35801  
[www.chapmancommercialrealty.com](http://www.chapmancommercialrealty.com)

**William M. Chapman**  
256.656.8413 Mobile  
256.715.8064 Office  
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)