

51 Probilt Drive | Wedowee, AL

136,150 Total SF on 32 Acres

FOR SALE - \$6,400,000.00



NEWMARK

ATLANTA

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

FOR ADDITIONAL INFORMATION

BART HARDISON, SIOR

Senior Managing Director

t 404-915-6941

bartell.hardison@nmrk.com

Facility Overview

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

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)



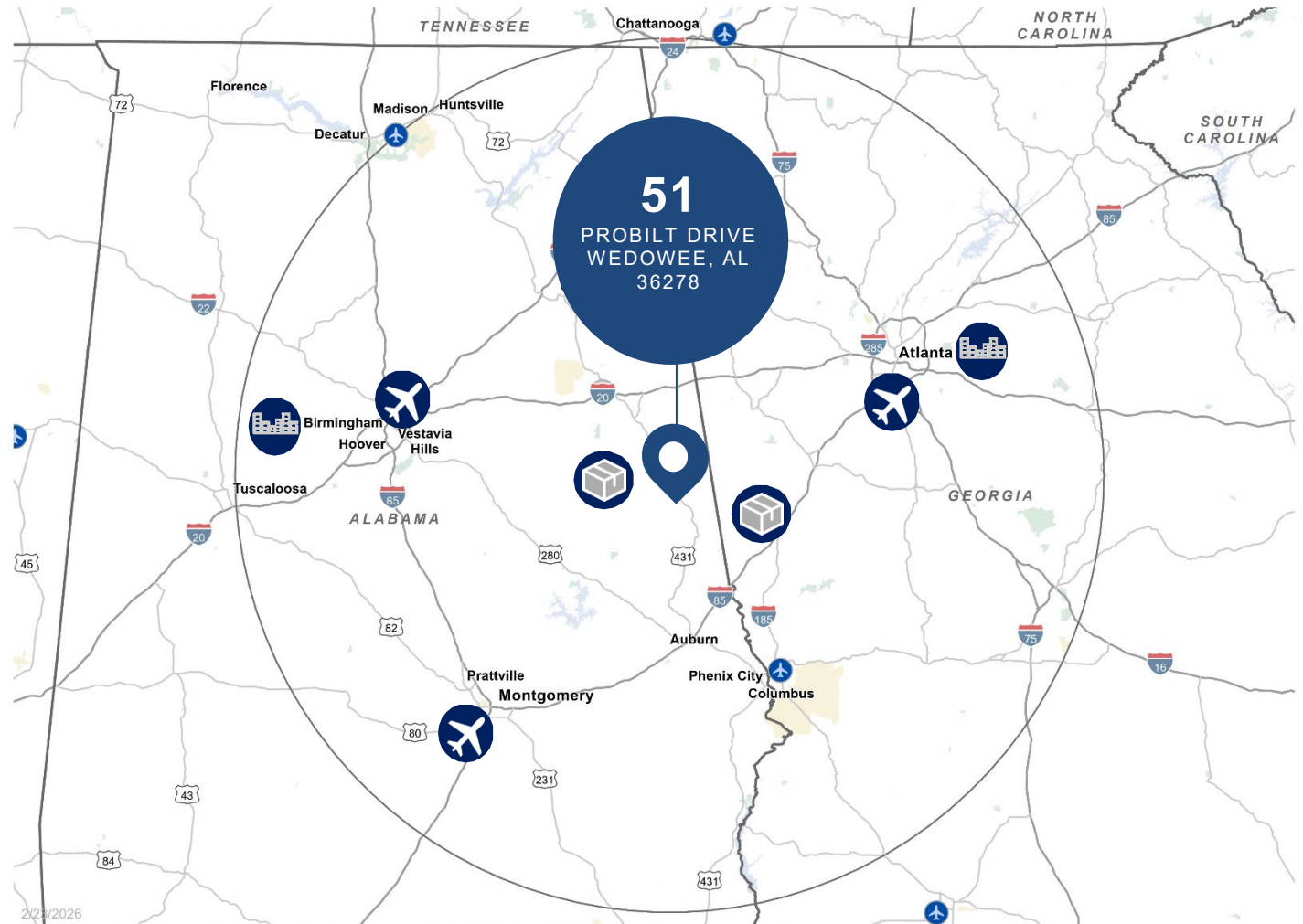
PARCEL HUB

- 2.6 miles to FedEx
- 4.7 miles to USPS



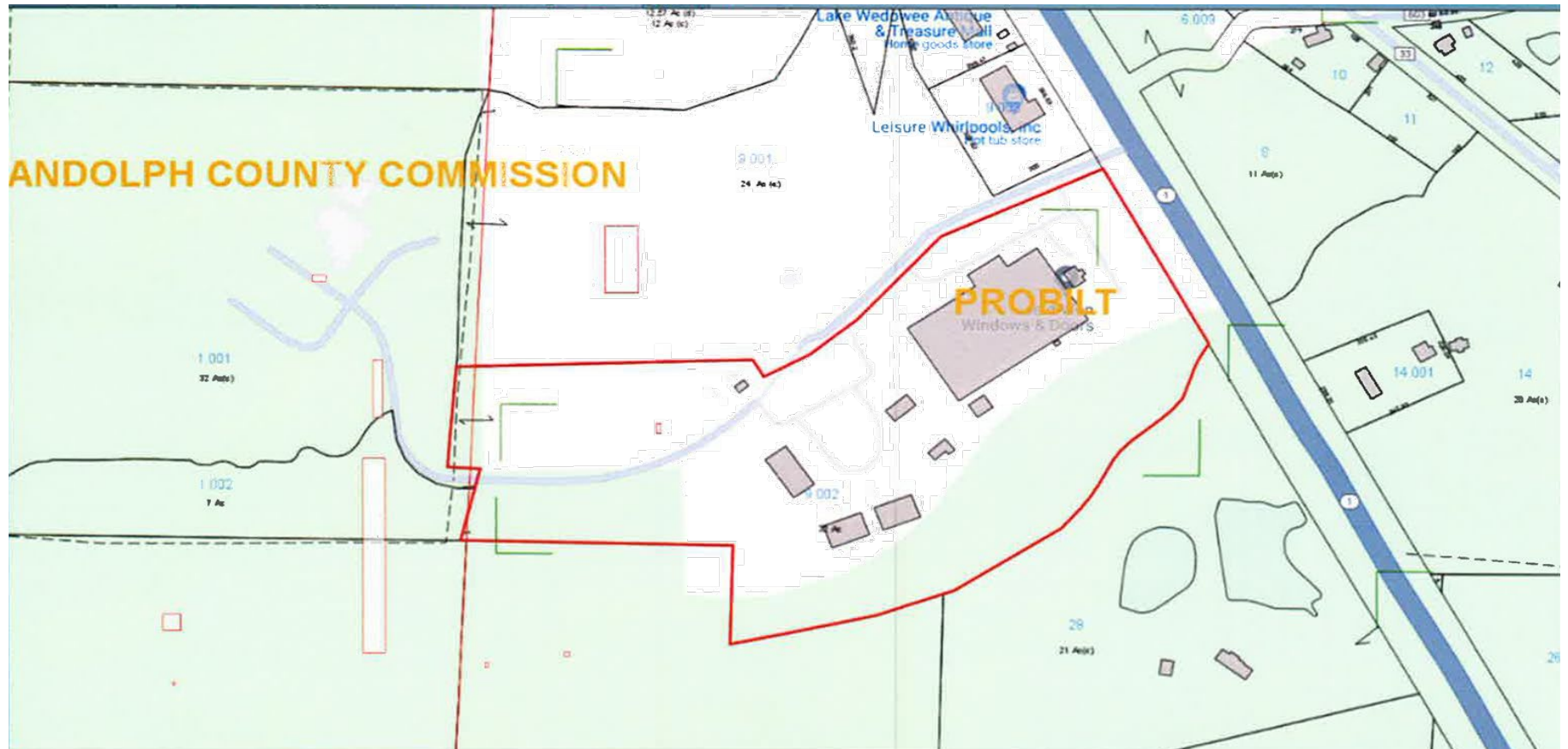
MAJOR CITIES

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

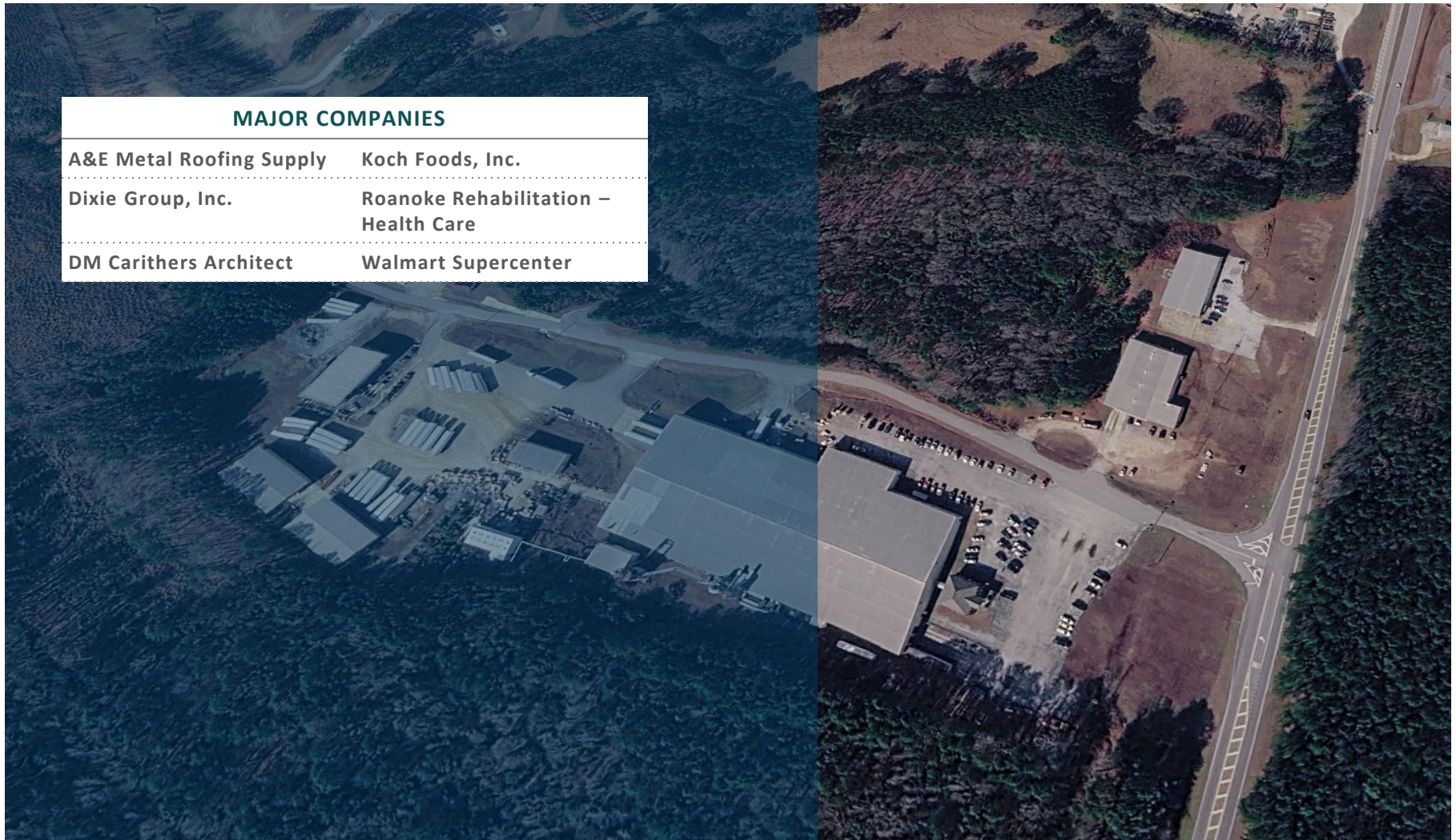




Plant Plot



Aerial



MAJOR COMPANIES

A&E Metal Roofing Supply	Koch Foods, Inc.
Dixie Group, Inc.	Roanoke Rehabilitation – Health Care
DM Carithers Architect	Walmart Supercenter

FOR ADDITIONAL INFORMATION

BART HARDISON, SIOR

Senior Managing Director

t 404-915-6941

bartell.hardison@nmrk.com

ATLANTA OFFICE

3455 Peachtree Road NE, Suite 1800

Atlanta, GA 30326

t 770-552-2400

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NMRK.COM