

Alabama's Only 500,000 SF 100% HVAC Industrial Building

FOR LEASE OR SALE

±518,400 SF | Expandable to 913,733 SF
Industrial Manufacturing/Distribution
11146 Will Walker Road | Vance, AL 35490

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Accelerating success.

Property Overview

Address: 11146 Will Walker Road, Vance, AL 35490

Building: ±518,400 SF (expandable to 913,733 SF)

Office: ±14,912 SF

Site Area: ±42.23 acres

Year Built: 2005

Stories: One (1)

Construction: Concrete with metal insulated panels

Roof: 45 mil TPO

Power Capability

- Power Provider: Alabama Power
- Existing capacity: (2) 1000kVA Transformers are on site (2000kVA total)
- Available capacity with no line upgrades: Upgrading to (2) 2500kVA transformers is possible (5,000 kVA total) with no other distribution line upgrades and no line work required.
- Expansion capacity: Adjacent substation with up to 35 MW of capacity (verified 2025)

Utilities & Infrastructure:

- Gas Provider: Spire
- Water: Citizens Water; 4" line
- Sewer Provider: Vance; 8" line
- Fire Protection: ESFR fire suppression sprinkler system; 8" line



For Pricing:
Contact Brokers

Property Overview^{cont.}

Utilities & Infrastructure cont:

- Fire Alarm System: Simplex 4100
- HVAC System: (16) 50 Ton units (100% conditioned)

Interior Specifications:

- Ceiling Height - 172,800 SF section - 24'
- Ceiling Height - 345,600 SF section - 32'
- Building Dimensions - 720' x 720'
- Columns - 80' x 80', precast concrete
- Floor Slab - 8" reinforced
- Skylights - 159 curbed skylights (6' x 16')
- Special Equipment - Backup diesel generators for sprinklers and IT
- Breakroom with vending machines, tables and chairs
- Locker room with showers

Loading & Access:

Dock-High Doors: 15 (10'W x 12'H) with levelers
Drive-In Access: 5 (15'W x 15'H) grade-level access doors

Parking:

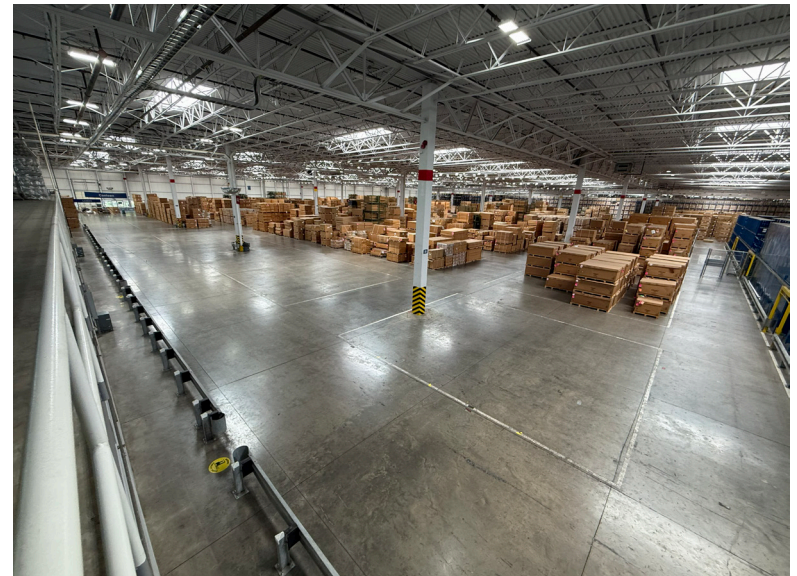
Auto Spaces: 70 (expandable)
Trailer Spaces: 25 (expandable)

Location & Regional Benefits:

Proximity to major highways - direct access to I-59 via exits 88 and 89
Proximity to key Southeastern cities

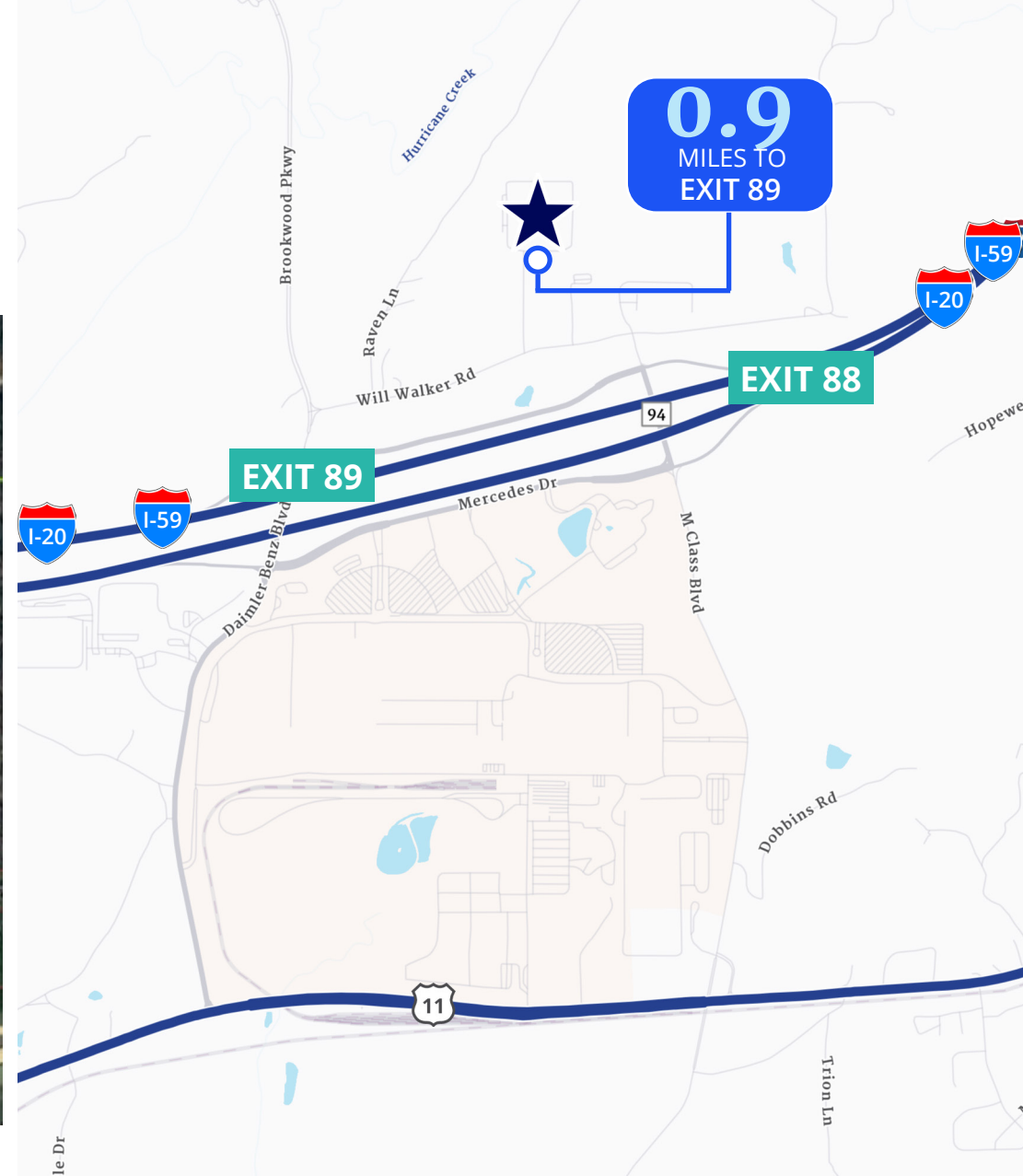
Expansion Capability:

Expandable up to ±913,733 SF



Location

Aerial Parcel Map



21

MILES | 21 MINUTES

TUSCALOOSA

37

MILES | 35 MIN

BIRMINGHAM

113

MILES | 1 HOUR 40 MIN

MONTGOMERY

135

MILES | 1 HOUR 55 MIN

HUNTSVILLE

208

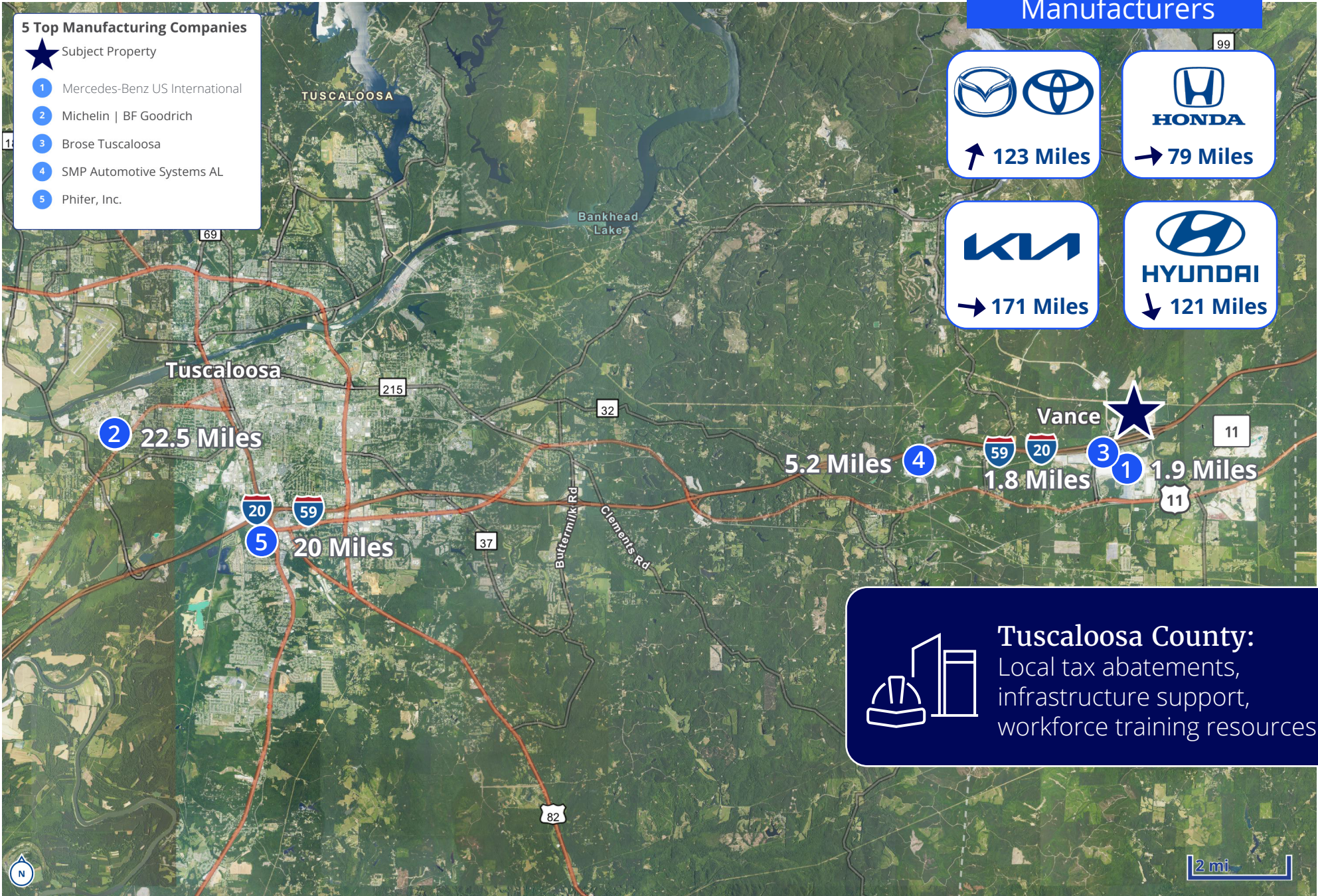
MILES | 3 HOURS 35 MIN

MOBILE

Regional Advantage

5 Top Manufacturing Companies

- ★ Subject Property
- 1 Mercedes-Benz US International
- 2 Michelin | BF Goodrich
- 3 Brose Tuscaloosa
- 4 SMP Automotive Systems AL
- 5 Phifer, Inc.



Nearby Automotive Manufacturers


 ↑ 123 Miles


 → 79 Miles


 → 171 Miles

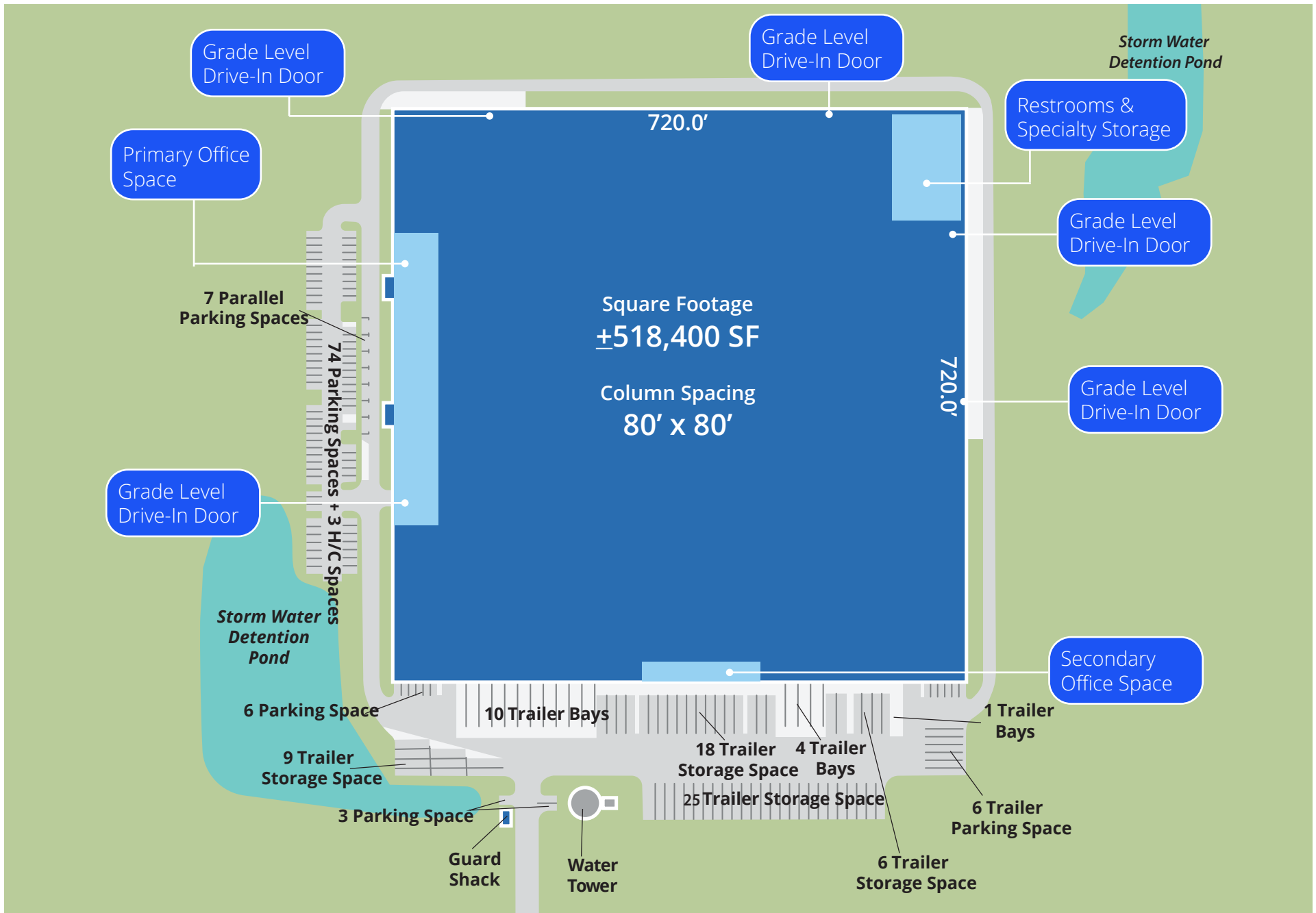

 ↓ 121 Miles



Tuscaloosa County:
 Local tax abatements,
 infrastructure support,
 workforce training resources

2 mi

Site Plan





Expansion Potential

OFFICE KEY

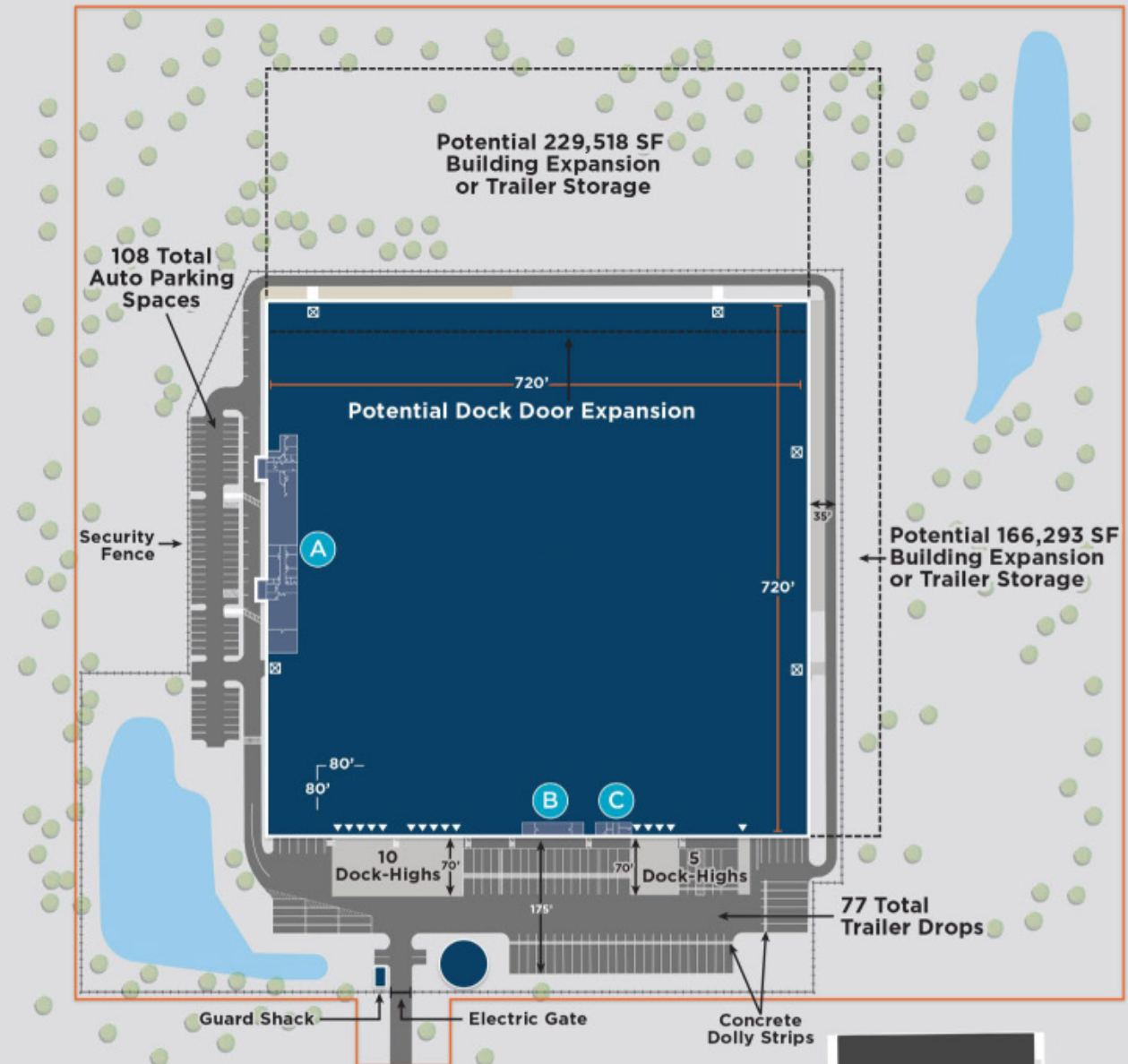
- A** 13,328 SF | Main Office*
- B** 1,081 SF | Shipping Office
- C** 503 SF | Receiving Office

DOCK DOOR KEY

-  Dock-High
-  Grade Level Drive-In

PAVED SURFACE KEY

-  Concrete
-  Asphalt
-  Gravel





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