



FOR SALE OR LEASE

± 282,610 SF

Warehouse / Manufacturing Facility

1641 Thompson Road | Hartselle, AL 35640



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Accelerating success.

Property Overview

Address: 1641 Thompson Road, Hartselle, AL 35640

Parcel #'s: 15-07-25-0-000-001.000-A/2014
15-07-25-0-000-002.001-A/2014

Year Built: 1978

Building Size: ±282,610 SF
Office: ±22,500 SF
WHS / MFG: ±260,110 SF

Site Area: ±46.94 Acres

Zoning: M1, Industrial

Ceiling Height: 21'

Docks: 10 pit levelers / seals

Drive-Ins: 5 grade-level

Highlights:

- Office HVAC and partial production area HVAC
- Wet fire suppression system
- Heavy power
- LED lighting
- Prominent location with excellent visibility
- Convenient access to I-65
- Rare availability to purchase

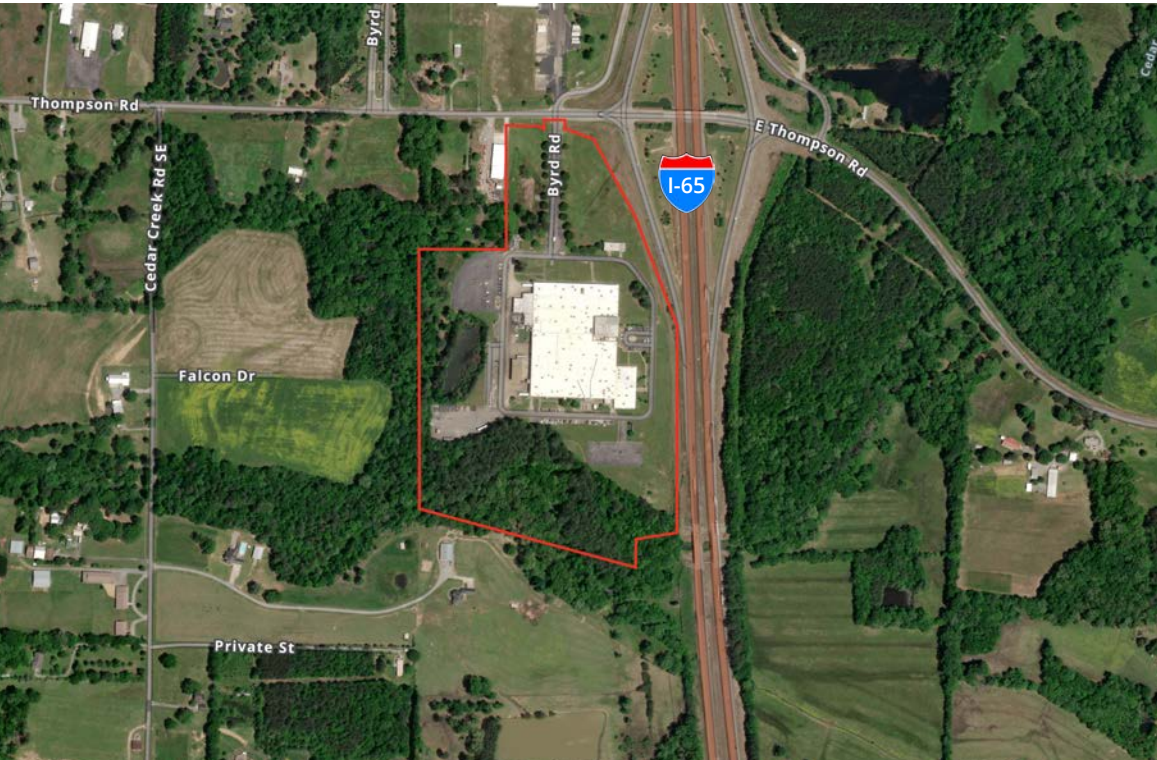


Pricing:
\$12,000,000



Location

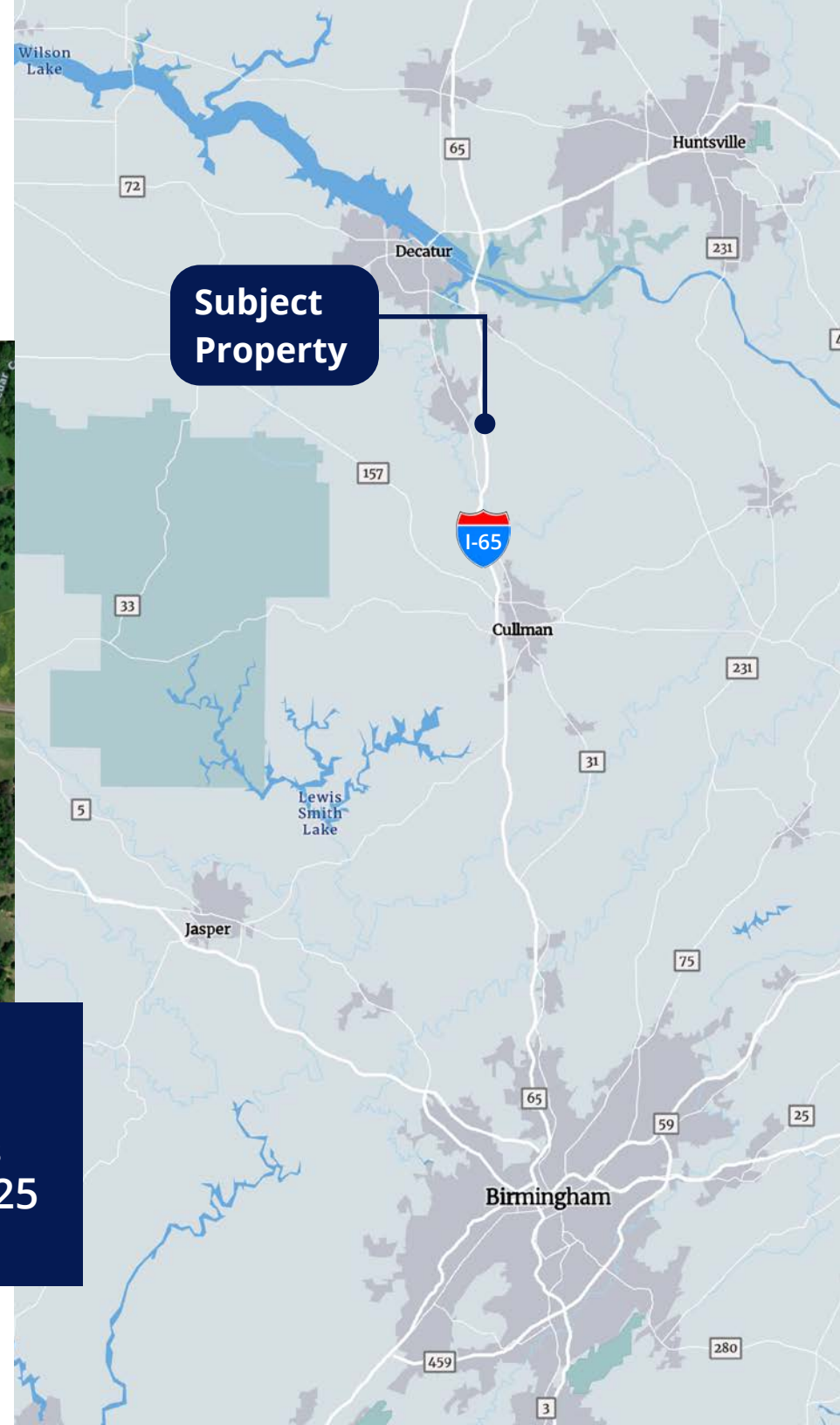
Aerial Parcel Map



60
MINUTES | 65 MILES
BIRMINGHAM

30
MINUTES | 35 MILES
HUNTSVILLE

1
MINUTE | 0.3 MILES
I-65 | EXIT 325



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