

Building Profile

Alabama Site Selection Database

McDaniel Building #2

City: Albertville County: Marshall
 Micropolitan Area: Albertville



| | |
|---------------------------------------|-------------------|
| Building Id: 5367 | |
| Street Address | 407 Martling Road |
| Nearest City | Albertville |
| Within City Limits | Yes |
| Zip Code | 35950 |
| Latitude | 34.275591 |
| Longitude | -86.199638 |
| Located in Industrial Park | No |
| Park Name | |
| Within Enterprise Zone | No |
| Within Favored Geographic Area | No |
| Within Renewal Community | No |

| | |
|---------------------------------|--|
| General Building Data | |
| Total Size | 6,400 sq.ft. |
| Space Available | 6,400 sq.ft. |
| Multi-tenant | No |
| Building Dimensions | |
| Number of Buildings | 2 |
| Number of Floors | 2 |
| Largest Production Area | 3,600 sq.ft. |
| Office Area | 2,800 sq.ft. |
| Building Expandable | |
| Expandable to | |
| Floor Thickness | |
| Total Acreage | 1 |
| Additional Available | Yes |
| Ceiling Height | Eave: 14 ft. Max: 15 ft. |
| Bay Spacing | |
| | Length: Width: |
| Air Conditioned | Yes |
| Heated | Yes |
| Cranes | Number of Cranes: 0 Capacity of Largest: Under Hook: |
| Truck Docks | |
| | Dock Level: 0 Drive In: 1 |
| Year Built | |
| Last Expansion | |
| Refrigerated Area | No |
| USDA Approved | No |
| Sprinklers | |
| Construction Material | Primary: Secondary: |
| Parking Paved | No |
| Number of Cars | |
| Zoning | Light Industrial |
| Previous Use | Warehouse |
| Previous Use Description | Distribution |

| | |
|------------------------------------|--|
| Transportation | |
| Rail Service | Provider: CSX Transportation Track Status: Not Available Provider #2: Track Status: Not Specified |
| Waterway | Tennessee River Dock Facility: Port 11 to 25 miles |
| Nearest Commercial Air City | Huntsville, AL Miles to Nearest Service: 55 mile(s) |

| | | | |
|---------------------|---------------------|------------------------|------------------|
| Highways | | | |
| <u>Highway Type</u> | <u>Highway Name</u> | <u>Miles to Access</u> | <u>Four Lane</u> |
| Interstate | I-59 | 23 | |
| Federal Highway | 278 | 15 | No |
| Federal Highway | 431 | 0 | Yes |
| Alabama Highway | 205 | 3 | No |
| Alabama Highway | 75 | 0 | No |

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Utilities

Natural Gas

Provider: Marshall County Gas District
Status: Existing
Size of Main: 2 in.
Main PSI:

Electricity

Provider(s): Municipal Utilities Board
Tennessee Valley Authority
Status: Existing
Amps: 800
Phase: 3
Voltage: 120/240

Water

Provider: Municipal Utilities Board
Status: Existing
Size of Main: 6 in.

Telecommunications

Service Provider: AT&T
Fiber Optics: Yes
Redundancy: No
xDSL Available: Yes

Sewer

Provider: Municipal Utilities Board
Status: Existing
Size of Main: 10 in.

Price

| | |
|---------------------------|-------------|
| Base Rent (Annual) | \$18,000.00 |
|---------------------------|-------------|

| | |
|------------------|-------|
| Base Rent | Total |
|------------------|-------|

Sale Price

| | |
|-------------------|-----|
| Negotiable | Yes |
|-------------------|-----|

| | |
|--------------------|--------------|
| Date Quoted | Aug 15, 2008 |
|--------------------|--------------|

Price Comments

\$18,000/ year is the as is price. if modifications need to be made to suit tenant that would affect pricing. Also, owner would entertain offers to sell. However, the owner does prefer to lease.

General Comments

Building would be great for an office or retail shop in the front with small warehouse in the back.

Building information is current as of 8/15/08

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