

# Building Profile

## Alabama Site Selection Database

### Lake Martin Area Spec Building

City: Alexander City

County: Coosa  
MSA:



#### General Building Data

<b>Total Size</b>	60,000 sq.ft.
<b>Space Available</b>	60,000 sq.ft.
<b>Multi-tenant:</b>	
<b>Building Dimensions</b>	300' x 200'
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	60,000 sq.ft.
<b>Office Area</b>	sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	100000 sq.ft.
<b>Floor Thickness</b>	in.
<b>Total Acreage</b>	11 acres
<b>Additional Available</b>	Yes
<b>Ceiling Height</b>	Eave: 28 ft. Max: 32 ft.

<b>Bay Spacing</b>	Length: 50 ft. Width: 50 ft.
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<b>Air Conditioned</b>	No
<b>Heated</b>	No
<b>Cranes</b>	Number of Cranes: Capacity of Largest: ton Under Hook: ft.

<b>Truck Docks</b>	Number: 5 Dock Level: Yes Drive In: Yes
<b>Year Built</b>	2003

<b>Last Expansion</b>	
<b>Refrigerated Area</b>	No
<b>USDA Approved</b>	No
<b>Sprinklers</b>	No
<b>Fire Rating</b>	5
<b>Construction Material</b>	Primary: Metal Secondary: Masonry

<b>Parking Paved</b>	No
<b>Number of Cars</b>	
<b>Zoning</b>	Light Industrial

<b>Previous Use</b>	
<b>Previous Use Description</b>	

**Building Id:** 4282

**Street Address** 20 McClellan Parkway

**Nearest City** Alexander City

**Within City Limits** No

**Zip Code** 35089

**Located in Industrial Park** Yes

**Park Name** Lake Martin Regional Industrial Park

**Within Enterprise Zone** No

**Within Favored Geographic Area**

**Within Renewal Community**

#### Transportation

<b>Rail Service</b>	Provider: Track Status: Not Available Provider #2: Track Status: Not Available
<b>Waterway</b>	Dock Facility: Not Specified

**Nearest Commercial Air City**

Montgomery, AL  
Miles to Nearest Service: 53

#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-20	50	
Interstate	I-65	40	
Interstate	I-85	45	
Federal Highway	280	0	Yes
Alabama Highway	22	4	No

#### Utilities

<b>Natural Gas</b>	Provider: Alexander City Utilities Status: Existing Size of Main: 4 in. Main PSI:	<b>Electricity</b>	Provider(s): Alabama Power Company Status: Existing Amps: Phase: Voltage:
<b>Water</b>	Provider: Alexander City Utilities Status: Existing Size of Main: 12 in.	<b>Telecommunications</b>	Provider: See Notes/Comments Below Fiber Optics: Yes Redundancy: Yes xDSL Available: Yes
<b>Sewer</b>	Provider: Alexander City Utilities Status: Existing Size of Main: 8 in.		

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<b>Price</b>	
<b>Base Rent (Annual)</b>	
<b>Base Rent</b>	
<b>Sale Price</b>	\$890,000.00
<b>Negotiable</b>	Total
<b>Date Quoted</b>	Yes
<b>Price Comments</b>	Jun 23, 2006
Lease option available. Lease price unavailable as of 6/23/06	
<b>General Comments</b>	
Telecommunications - ITC DeltaCom	
Floor Preparations: 4" gravel bed, one layer of 6 mil vapor barrier. Exterior floor 10'x6' deep perimeter slab. Four dock level and one drive through doors.	



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