

Building Profile

Alabama Site Selection Database

Chandeleur #3

City: Boaz County: Marshall
 Micropolitan Area: Albertville



| | |
|---------------------------------------|-----------------|
| Building Id: 5165 | |
| Street Address | 240 Denson Road |
| Nearest City | Boaz |
| Within City Limits | Yes |
| Zip Code | 35957 |
| Latitude | 34.187254 |
| Longitude | -86.154605 |
| 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 | 90,000 sq.ft. |
| Space Available | 90,000 sq.ft. |
| Multi-tenant | No |
| Building Dimensions | 300x300 |
| Number of Buildings | 1 |
| Number of Floors | 1 |
| Largest Production Area | 87,500 sq.ft. |
| Office Area | 2,500 sq.ft. |
| Building Expandable | Yes |
| Expandable to | 150,000 sq.ft. |
| Floor Thickness | 8 in. |
| Total Acreage | 40 |
| Additional Available | Yes |
| Ceiling Height | Eave: 22 ft. Max: 30 ft. |
| Bay Spacing | Length: 100 ft. Width: 30 ft. |
| Air Conditioned | No |
| Heated | Yes |
| Cranes | Number of Cranes: 0 Capacity of Largest: Under Hook: |
| Truck Docks | Dock Level: 9 Drive In: 0 |
| Year Built | 1992 |
| Last Expansion | |
| Refrigerated Area | No |
| USDA Approved | No |
| Sprinklers | Yes |
| Construction Material | Primary: Metal Secondary: |
| Parking Paved | Yes |
| Number of Cars | 250 |
| Zoning | Heavy Industrial |
| Previous Use | Industrial |
| Previous Use Description | Manufactured Housing |

| Transportation | |
|------------------------------------|---|
| Rail Service | Provider: AL-TN River Railway Track Status: Adjacent Track Provider #2: CSX Transportation Track Status: Not Specified |
| Waterway | Tennessee River Dock Facility: Port 11 to 25 miles |
| Nearest Commercial Air City | Huntsville, AL Miles to Nearest Service: 65 mile(s) |

| Highways | | | |
|-----------------|--------------|-----------------|-----------|
| Highway Type | Highway Name | Miles to Access | Four Lane |
| Interstate | I-59 | 16 | |
| Federal Highway | 431 | 1 | Yes |
| Alabama Highway | 205 | 0 | No |
| Alabama Highway | 75 | 12 | No |

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Utilities

Natural Gas

Provider: Boaz Gas Board
Status: Existing
Size of Main: 2 in.
Main PSI: 35

Electricity

Provider(s): Marshall-DeKalb Electric
Tennessee Valley Authority
Status: Existing
Amps: 1000
Phase: 3
Voltage: 277/480

Water

Provider: Boaz Water & Sewer Board
Status: Existing
Size of Main: 6 in.

Telecommunications

Service Provider: AT&T
Fiber Optics: Yes
Redundancy: Yes
xDSL Available: Yes

Sewer

Provider: Boaz Water & Sewer Board
Status: Existing
Size of Main: 4 in.

Price

Base Rent (Annual)

Base Rent

Sale Price

\$1,800,000.00

Total

Yes

Negotiable

Date Quoted

Jan 3, 2012

Price Comments

Building is owned by the Boaz Industrial Development Board and price is negotiable. Building can be leased or sold.

Key Building Features

Could be served by rail, but no spur in place currently.

General Comments

25 additional acres available. Building expandable to 150K+ sf

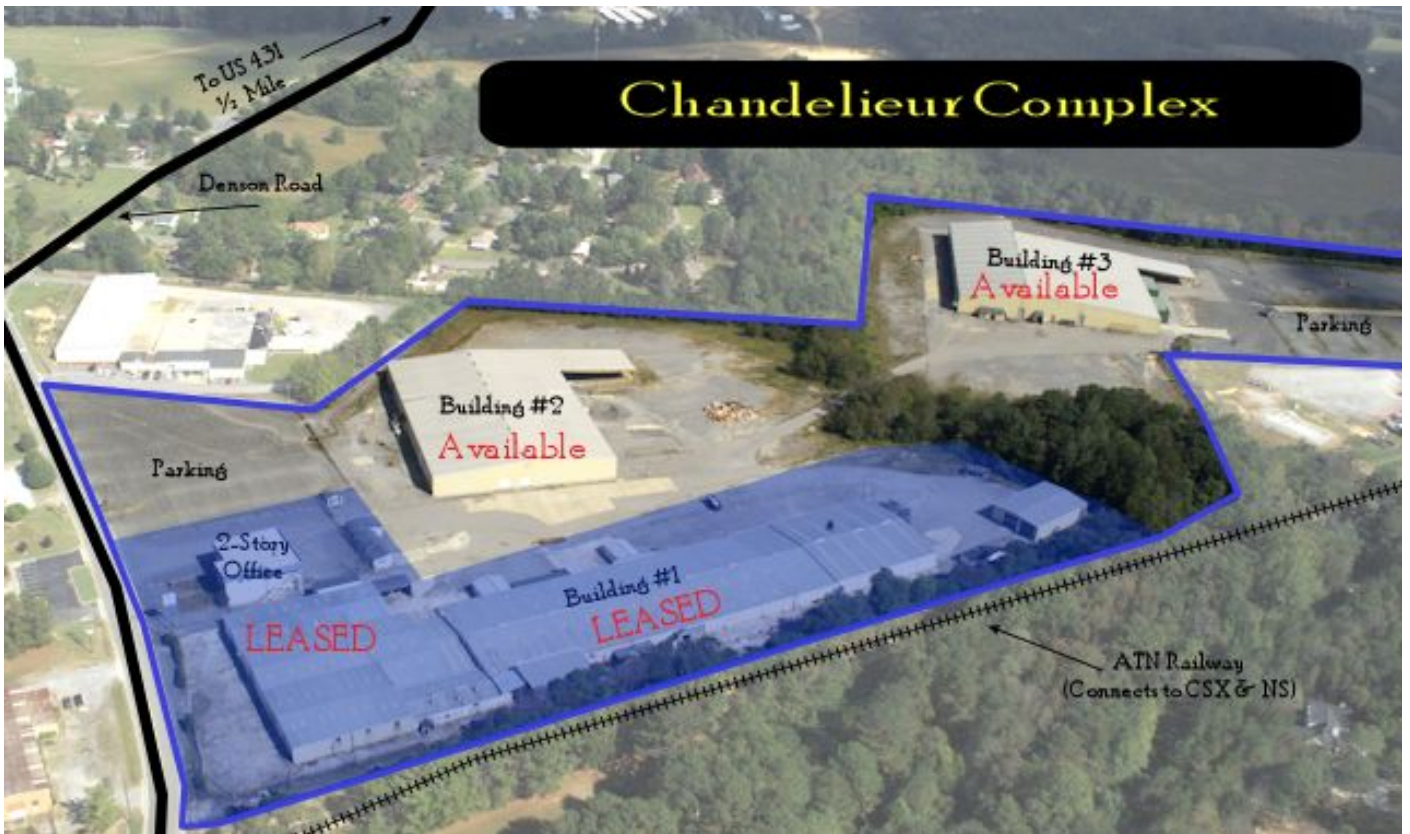
Building information is current as of 1/3/12

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Economic Development Partnership of Alabama
www.edpa.org

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