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Economic Development
Partnership of Alabama

BUILDING PROFILE

Charlie's Cookies

City: Guntersville

County: Marshall



Street Address: 30 Waterworks Road
Nearest City: Guntersville
Within City Limits: Yes
Zip Code: 35976
MSA:
Latitude: 34.36280299
Longitude: -86.35198903
Loc. In Industrial Park: No
Park Name:
Within Enterprise Zone: No
Within Favored Geo Area: No
Within Renewal Community: No

Total Size: 8,120 Sq. Ft.
Space Available: 8,120 Sq. Ft.
Multi-tenant: No
Number of Buildings: 1
Number of Floors: 1
Building Dimensions: 100x70
Largest Production Area: 7000.00
Building Expandable: No
Expandable To:
Total Acreage: 1
Additional Available:
Ceiling Height: Eave: 20 ft
 Max: 22 ft
Floor Thickness:
Bay Spacing: Length: 100
 Width: 70
Air Conditioned: No
Heated: Yes
Cranes: Number:
 Cap Lrgst: ton(s)
 Under Hook:
Truck Docks: Dock Level:
 Drive In: 1
 1974
Year Built:
Last Expansion:
Refrigerated Area: No
USDA Approved: No
Sprinklers: No
Construction Material: Primary: Metal
 Secondary: Masonry
Parking Paved: No
Number of cars: 25
Zoning: Light Industry
Office Area: 1,120 Sq. Ft.
Previous Use:
Previous Use Desc: Warehousing

Transportation

Rail Service

Provider:
 Track Status: Not Specified
 Provider 2:
 Track Status: Not Specified

Waterway

Provider:
 Dock Facility: Not Specified

Nearest Commercial Air City

Huntsville, AL
 Mi. to Service: 48

Nearest Municipal Air City

Guntersville Municipal Airport
 Mi. to Service: 8

Highways

Type	Name	Mi. To Access	4 Lane?
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Utilities

Natural Gas

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

Electric

Provider: Arab Electric Co-op
Status: Existing
Amps: 400.00000000
Phase: 3
Voltage: 220

Water

Provider: Arab Water Works
Status: Existing
Size of Main:

Telecommunications

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

Sewer

Provider: Arab Sewer Board
Status: Existing
Size of Main:

Price

Base Rent (Annual):
Sale Price: \$389,000.00
Total
Negotiable: Yes
Date Quoted:
Price Comments:

Key Building Features:

Easy access to Guntersville or Cullman. Clear span open building. Nice offices.

Building Comments:

Despite the age of the building, it has been meticulously maintained and is in great shape. Perfect for a small business or warehousing operation. To view an aerial video of this building visit: <https://youtu.be/xyYunaf3C5E>

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