

For Lease Manufacturing Facility

8008 Highway 278, Sulligent AL



188,786 +/- Square Feet*

**Ideal Manufacturing Space for
Furniture, Cut and Sew, or
Housing Components**

- 19.3 +/- Acres*
- 2,700 +/- SF Office*
- 185,000 +/- SF Manufacturing*
- 16 Truck Docks
- 1 Drive-in Door
- Heated and Cooled**
- Sprinklers
- 20-22' Ceiling
- Parking for 150 Cars

Convenient Location

- Easy Access off US 278
- Minutes from the New I-22
Memphis to Birmingham Spur
- Three Hours or Less Drive to:
 - Birmingham, AL (100 miles)
 - Huntsville, AL (126 miles)
 - Meridian, MS (130 miles)
 - Memphis, TN (170 miles)

Immediate Occupancy

Professional Property Management by:

Hilco Real Estate
Comprehensive Real Estate Repositioning Services



Six Hour Drive Time Radius from Sulligent, AL

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

*Square feet noted subject to measure and change without notice.

**A large portion of the manufacturing space is heated and cooled, approximately 60-70K SF is heated only.

contact information

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Offering Summary

This former furniture manufacturing facility is located at 8008 Highway 278, Lamar County, Sulligent, Alabama 35586. It is currently vacant and available for immediate possession.

The property is approximately 19.3 acres in size, in a commercial/residential setting. It consists of a one-story building with an asphalt parking lot located to the north, and gravel lots located to the east and west of the building. The building is approximately 188,786 square feet, with about 2,700 square feet finished as a lobby/registration area, private offices and restrooms. The remaining 185,000* +/- square feet is heated warehouse or assembly area with approximately 125,000* +/- also cooled, serviced by 16 truck docks and 1 drive-in door. The building was constructed in 2000, and an addition was added in 2002.

This property is offered for Lease with an initial term of 7 – 10 years.

Lease Terms: Annual Rent: \$1.50 per square foot, NNN

Incentive Programs

The local community and the State of Alabama offer financial incentives for new and expanding companies in Lamar County. The West Alabama Economic Development Authority (WAEDA) and local governments have the power to grant specific abatements with the creation of new jobs.

Capital Tax Credit – applied to the State of Alabama income tax liability calculated at 5% annually for 20 years. To qualify, a company must invest a minimum of \$2 million and create 20 new jobs at either \$8 per hour or \$10 including total compensation.

Sales & Use Tax Abatements – until the building is placed into service, these abatements provide an exemption from paying non-educational sales taxes on building materials, and an exemption from the non-educational portion of the use tax on machinery.

Property Tax Abatements – a 10 year exemption of the non-educational property taxes on real and personal property.

Alabama Industrial Development Training Program – state-sponsored free program for trainee recruitment, screening, pre-employment training and on-the-job training, including Total Quality Management and ISO 9000.

Contact Deanna Morgan, WAEDA Executive Director, (205) 932-8842 for these program details and requirements, and other grants or incentives that may be available.

* Approximately 125,000 square feet of the warehouse space is cooled by overhead AC units, exact cooled area and total warehouse area to be field verified.

Location



The City of Sulligent, Alabama is in Lamar County. The estimated 2006 population of Sulligent make it the second largest city in Lamar, behind only the county seat, Vernon. Lamar County is in Northwest Alabama, bordering the State of Mississippi. Along with two of it's adjoining counties, Fayette to its east and Pickens to its south, Lamar is part of the Tri-County region represented by the West Alabama Economic Development Authority.

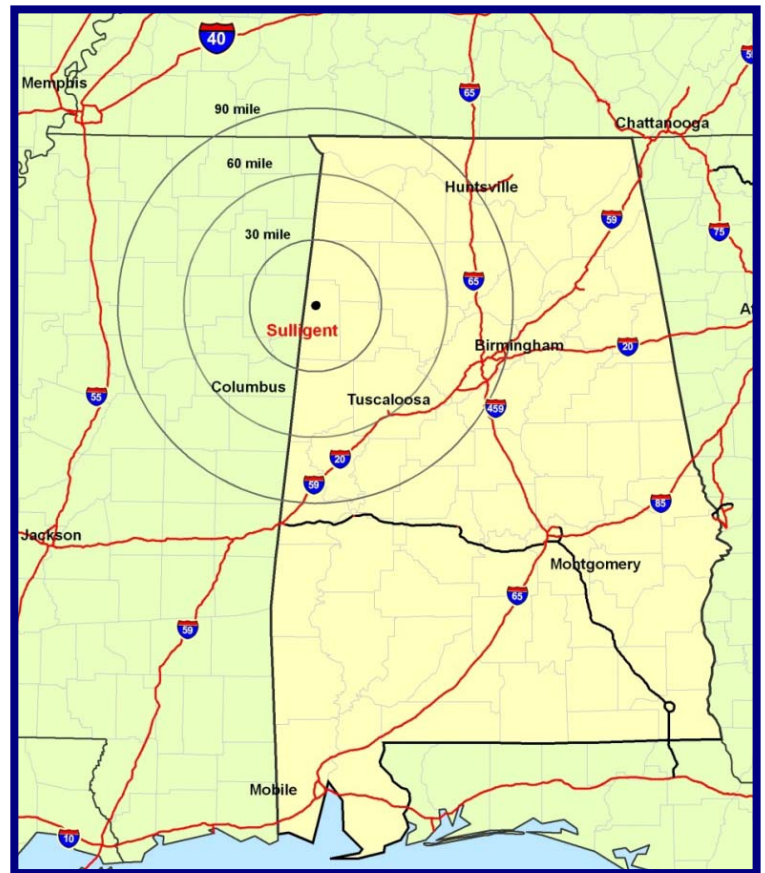
U.S. Route 278 (Main Street) passes through Sulligent, intersecting State Highway 17. Easy access to the new I-22 highway which will connect Memphis with Birmingham and pass through Tupelo, site of the new Toyota manufacturing plant.

The area is served by two rail systems, BNSF Railway and Luxapalila Valley Railroad.

City	Distance	Drive Time
Columbus, MS	40 miles	1 hour
Tupelo, MS	52 miles	1 hour, 9 minutes
Birmingham, AL	100 miles	2 hours, 7 minutes
Huntsville, AL	126 miles	2 hours, 27 minutes
Meridian, MS	129 miles	2 hours, 27 minutes
Memphis, TN	169 miles	2 hours, 54 minutes
Montgomery, AL	189 miles	3 hours, 35 minutes
Jackson, MS	189 miles	3 hours, 39 minutes
Nashville, TN	228 miles	4 hours, 5 minutes
Atlanta, GA	246 miles	4 hours, 28 minutes

Farthest Major Cities within 6 Hours Drive Time:

- Cape Girardeau, MO
- Carbondale, IL
- Little Rock, AR
- New Orleans, LA
- Mobile, AL
- Bowling Green, KY
- Athens, GA
- Columbus, GA



Property Information

Address:	8008 Highway 278, Sulligent AL
Type:	Warehouse/Manufacturing Facility
Occupancy:	Available for immediate occupancy
Year Built:	Original building in 2000, addition built in 2002
Zoning:	Heavy Industrial
Building Size:	188,786 +/- square feet
Building Dimensions:	Irregular, approximately 250' x 550' and 150' x 150' rear extension
Maximum Building Area:	188,786 +/- square feet, single story
Gross Lot Area:	19.3 +/- Acres
Parking:	Paved lot in front with 17 regular and 1 ADA accessible parking spaces Two gravel side lots with space for 140+ cars
Foundation:	Concrete slab on grade
Framing:	Steel frame
Roof:	Pitched
Exterior Walls:	Aluminum
Plumbing:	One set of restrooms, supply lines are copper and black iron
Electrical:	277/480 volt, 3-phase service
HVAC:	Office area and approximately 125,000* SF of warehouse is heated and cooled. Approximately 60,000 SF Manufacturing area is heated only.
Sprinkler:	Yes
Elevator:	No
General:	A Phase I Environmental Assessment was conducted in May 2007. There were no findings of Recognized Environmental Conditions (REC's)
Restricted Uses:	None

Google Earth Photos



Sulligent, Alabama is within a half day's drive of 17 states:

- Mississippi
- Louisiana
- Arkansas
- Texas
- Oklahoma
- Missouri
- Tennessee
- Kentucky
- Illinois
- Indiana
- Ohio
- West Virginia
- Virginia
- North Carolina
- South Carolina
- Georgia
- Florida

Google Earth Photos



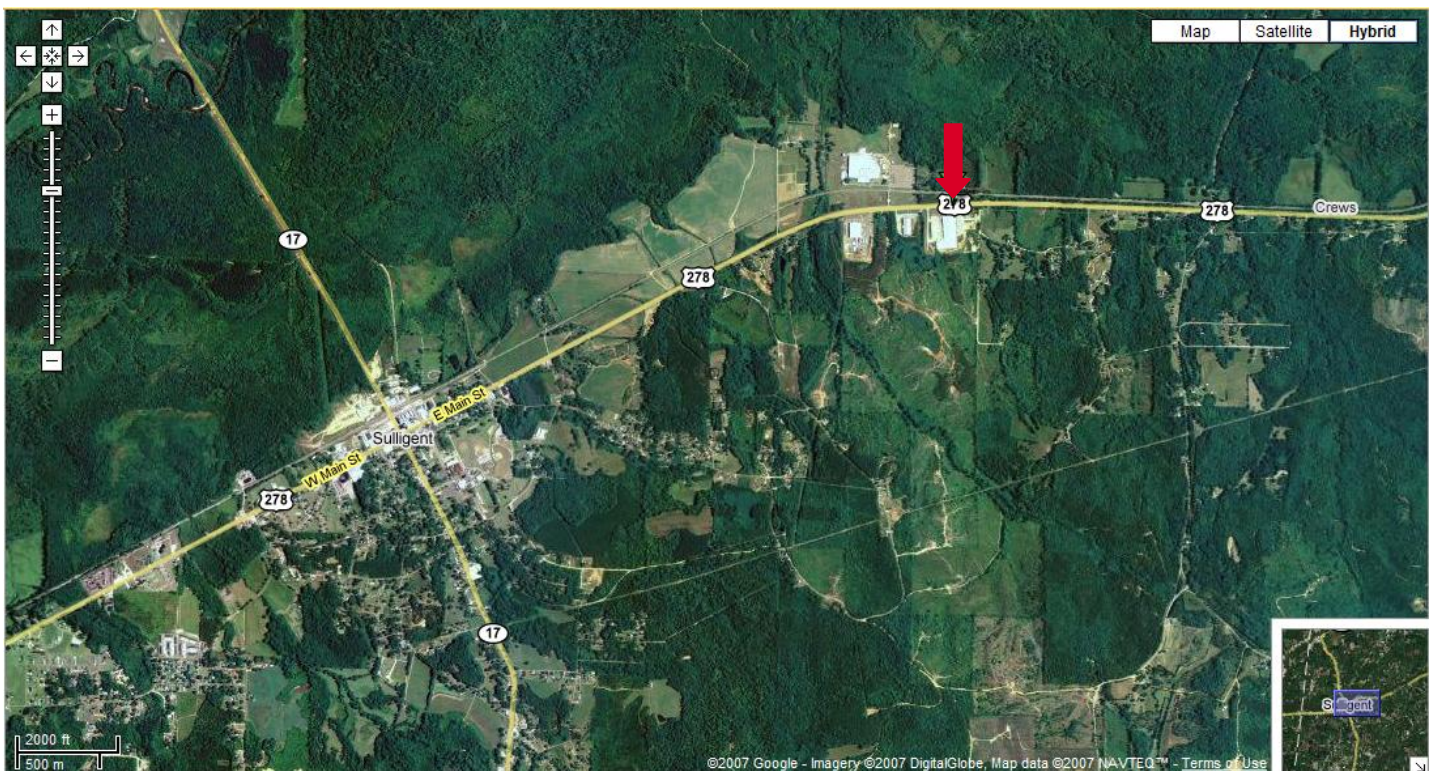
The property is on the southwest corner of Alabama State Highway 278 and Hook Road, with access from both roads.

The City of Sulligent's downtown is approximately 2 miles west of the property.

Beaverton is about 4 and one half miles east of the property, on Highway 278. Other nearby Alabama towns include Detroit, Kennedy, Millport, and Vernon, the county seat.

The Mississippi state line is about 8 miles to the west.

Google Maps Hybrids



Exterior Photos



North face of building, main entrance



East side of building



Southside/rear of building



West side of building with 8 of the dock doors

Interior Photos



Manufacturing / Warehouse area



Access to office areas

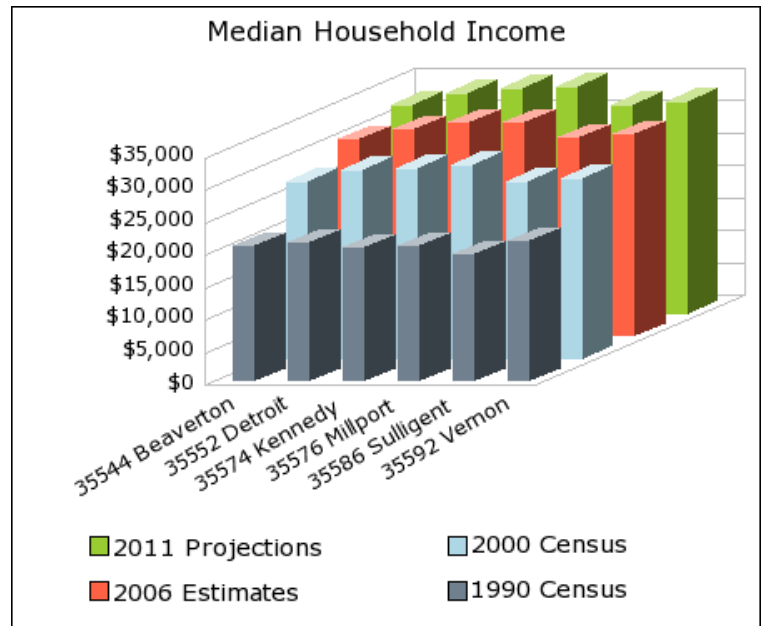
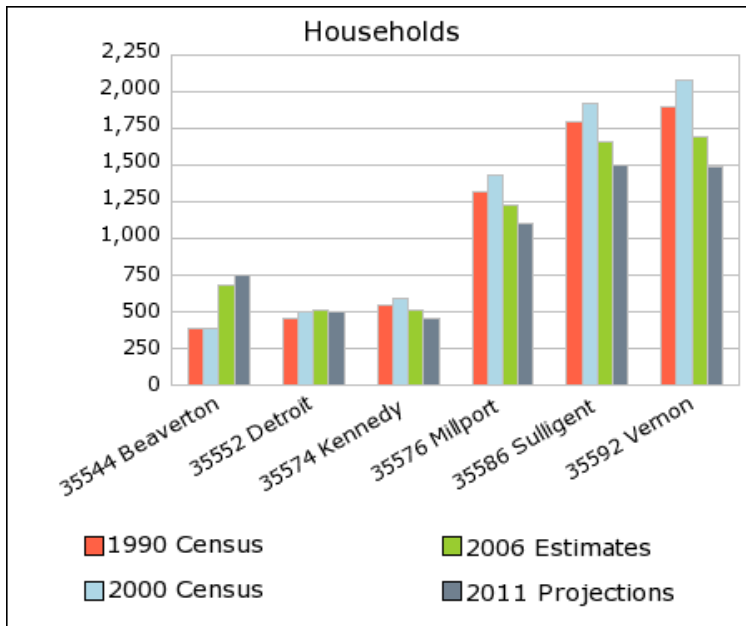


Registration / Lobby area



Restroom stalls

Lamar Co. Demographics



The number of households in Lamar County, Alabama in 1990 was 6,393 and changed to 6,909 in 2000, representing a change of 8.1%. The household count in 2006 was 6,276 and the household projection for 2011 is 5,800, a change of -7.6%.

The population in the study area in 1990 was 16,760 and in 2000 it was 16,996, roughly a 1.4% change. The population in 2006 was 15,699 and the projection for 2011 is 14,692 representing a change of -6.4%.

Household Income data for Lamar County:

Categories					Percent Change	
	1990 Census	2000 Census	2006 Estimate	2011 Projection	1990 to 2000	2006 to 2011
Average Hhld Income	\$25,635	\$35,355	\$39,063	\$41,064	37.9%	5.1%
Median Hhld Income	\$20,767	\$28,333	\$31,499	\$33,131	36.4%	5.2%
Per Capita Income	\$9,893	\$14,373	\$15,968	\$16,618	45.3%	4.1%

In 1990, the median age of the total population in the study area was 35.5, and in 2000, it was 38.4. The median age in 2006 is 40.9 and it is predicted to change in five years to 41.8 years. In 2006, females represented 51.4% of the population with a median age of 42.4 and males represented 48.6% of the population with a median age of 39.3 years. In 2006, the most prominent age group in this geography is Age 45 to 54 years. The age group least represented in this geography is 0 to 4 years.

Confidentiality Agreement

NAI Chase Commercial (“NAI Chase”) has been retained as exclusive advisor for the sale/leasing of the real property and all improvements at **8008 US Route 278, Sulligent, Alabama 35586** located in the County of Lamar, the Property (“Property”).

The Offering Memorandum has been prepared by NAI Chase for use by a limited number of parties, and does not allege to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it allege to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, NAI CHASE and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and therefore are subject to variation. No representation is made by Seller or NAI Chase as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, NAI Chase and its representatives, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI Chase, Seller and its representatives, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum have remained the same. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and NAI Chase each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any conditions to Seller’s obligations thereunder have been satisfied or waived.

This Offering Memorandum and the contents is of a confidential nature, except such information which is a matter of public record or is provided in sources available to the public. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or NAI Chase, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the Interest of Seller or NAI Chase.

NAI Chase Commercial

About NAI Chase Commercial

We are North and Central Alabama's representative for **NAI** - the world's largest commercial real estate organization:



- \$40 Billion 2006 Transaction Volume
- 5,000 Real Estate Professionals
- 160 member Firms
- 350 Offices
- 340 Markets
- 47 U.S. States and D.C.
- 200 Million Square Feet Managed
- 45 Countries with Coverage throughout:
 - Asia Pacific
 - Canada
 - Europe
 - Latin America and the Caribbean
 - United States and Mexico

NAI Chase Commercial is recognized as one of the top full service commercial real estate companies in Alabama, with offices in both Birmingham and Huntsville, Alabama. The firm has been operating in Alabama and the Tennessee Valley since its founding in 1985. Services include Office, Industrial and Retail Leasing and Sales, Commercial Development, Property Management, Investment Brokerage and Construction/Renovation. **NAI Chase Commercial** also has a notable history in representing national tenants and managing institutional properties locally as well as throughout the region.

NAI Chase Commercial recognizes that the Southern tradition of courtesy and service is one of the most attractive and valuable assets of the South. Our goal is to combine that tradition with a full-service real estate company that can meet a broad scope of real estate requirements for our clients and customers.

NAI Chase Commercial's territory covers North Alabama (Huntsville-Decatur MSA, and Athens, Alabama) and Central Alabama (Birmingham, MSA and including Cullman and Tuscaloosa, Alabama).

Followup



Notes:
