

# Building Profile

## Alabama Site Selection Database

### Russellville Spec Building #1

City: Russellville

County: Franklin



#### General Building Data

<b>Total Size</b>	55,500 sq.ft.
<b>Space Available</b>	55,500 sq.ft.
<b>Multi-tenant</b>	No
<b>Building Dimensions</b>	175x300
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	52,500 sq.ft.
<b>Office Area</b>	3,000 sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	105,000 sq.ft.
<b>Floor Thickness</b>	
<b>Total Acreage</b>	20
<b>Additional Available</b>	No
<b>Ceiling Height</b>	Eave: 33 ft. Max: 40 ft.

#### Building Id: 5615

**Street Address** 30 Sibley Drive

<b>Nearest City</b>	Russellville
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	35654
<b>Latitude</b>	34.4617
<b>Longitude</b>	-87.7103
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Russellville Industrial Park #1
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	No
<b>Within Renewal Community</b>	No

**Bay Spacing** Length: 175 ft.  
Width: 30 ft.

**Air Conditioned** No  
**Heated** No

**Cranes** Number of Cranes: 0  
Capacity of Largest: 0 ton(s)  
Under Hook: 0 ft.

**Truck Docks** Dock Level: 4  
Drive In: 1

**Year Built** 2009

**Last Expansion** 2009

**Refrigerated Area** No

**USDA Approved**

**Sprinklers**

**Construction Material** Primary: Metal  
Secondary: Brick

**Parking Paved** Yes

**Number of Cars** 8

**Zoning** Heavy Industrial

**Previous Use**

**Previous Use Description** Speculative Bldg

#### Transportation

**Rail Service** Provider: Norfolk Southern  
Track Status: < 3000ft  
Provider #2:  
Track Status: Not Specified

**Waterway** Tennessee River  
Dock Facility: Port 11 to 25 miles

**Nearest Commercial Air City** Muscle Shoals, AL  
Miles to Nearest Service: 20 mile(s)

#### Highways

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-22	38	
Interstate	I-65	50	
Federal Highway	43	3	Yes
Federal Highway	72	20	Yes
Alabama Highway	24	2	Yes

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#### Utilities

##### Natural Gas

Provider: Russellville Utilities  
 Status: Existing  
 Size of Main: 2 in.  
 Main PSI: 175

##### Electricity

Provider(s): Russellville Utilities  
 Status: Existing  
 Amps: 300  
 Phase: 3  
 Voltage: 277/480

##### Water

Provider: Russellville Utilities  
 Status: Existing  
 Size of Main: 12 in.

##### Telecommunications

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

##### Sewer

Provider: Russellville Utilities  
 Status: Existing  
 Size of Main: 12 in.

#### Price

##### Base Rent (Annual)

##### Base Rent

##### Sale Price

\$1,488,000.00

Total

##### Negotiable

Yes

##### Date Quoted

Jun 19, 2009

##### Price Comments

#### General Comments

Franklin County is a HUB Zone.

*Building information is current as of 7/20/09*



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