

# AVAILABLE INDUSTRIAL BUILDING

## TRUCKING TERMINAL & MAIN FAC



31 Central Avenue, Sylacauga, Talladega, AL, 35150

### Sale / Lease

**For Sale:** No  
**Sale Price:**  
**For Lease:** Yes  
**Lease Price:** \$ 4,500.00

**Pricing Information:** The base rent of \$4500.00 is a monthly rent not an annual rent. The yearly rate is \$2.88 NNN psf.

### Building Details

**# of Floors:** 1  
**Multi-Tenant:** No  
**Prior Use:** Trucking Terminal & Maintenance Fac  
**Sprinklered:** Yes  
**Heated:**  
**Air Conditioning:** No  
**Drive In Doors:** 12  
**Eave Height Minimum:** 15  
**Floor Thickness:**  
**# of Cranes:**

### Property Details

**Latitude:** 33.184310  
**Longitude:** -86.256470  
**Total Square Footage:** 18,720 sq. ft.  
**Available Square Footage:** 18,720 sq. ft.  
**Available Office (sqft):**  
**Building Expandable:** No  
**Expandable to (sqft):**  
**Max. Contiguous Space:** 17,000 sq. ft.  
**Total Acreage:** 7 Acre(s)  
**Additional Acreage Available:**

### Zoning

**Zoning:** None

### Description

118 free surface parking spaces; separate parking lot across street. 100% fenced. Lighting is metal halide & strip fluorescent, air lines and drops throughout the shop area. 2 covered fuel pumps & diesel tank. Scale & Oil changing pit.



**For more information, please contact:**

**Talladega County Economic Development Authority**  
**Calvin Miller**  
**(256) 245-8332**  
**millercalv@tceda.com**

**Economic Development Partnership of Alabama**  
**1320 1st Avenue South**  
**Birmingham, AL 35233**  
**P 205.943.4700**  
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**https://www.edpa.org**

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## Interstate/Highway

Interstate:

To Interstate (miles):

Interstate #2:

To Interstate #2 (miles):

Highway:

To Highway (miles):

## Electric

Provider: Alabama Power Company

## Natural Gas

Provider: Sylacauga Utilities Board

## Water

Provider: Sylacauga Utilities Board

## Telecommunications

Provider: Sylacauga Utilities Board

Fiber Available:

## Sewer

Provider: Sylacauga Utilities Board



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**WIN** with Alabama



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**EDPA** Economic Development  
Partnership of Alabama

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