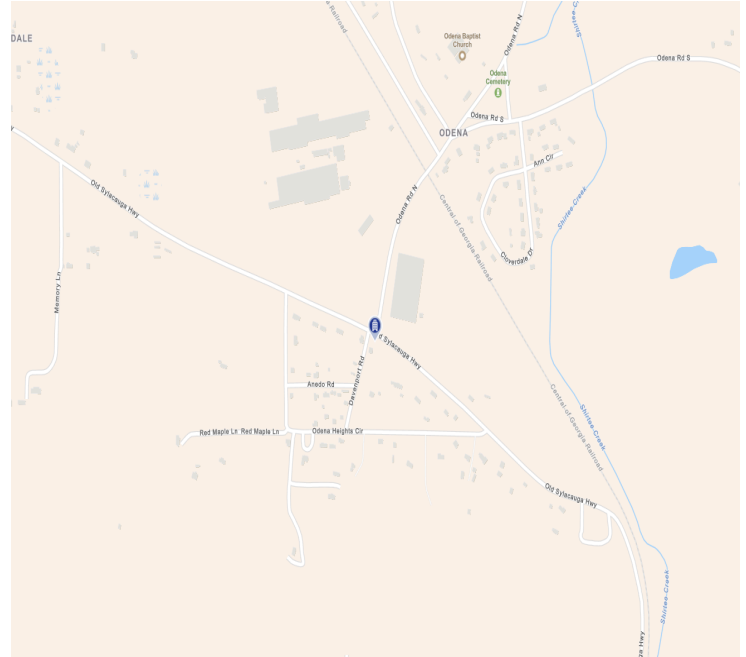


Heritage Warehouse Property
2000 Old Sylacauga Highway
Sylacauga, Talladega County, Alabama, 35150



Economic Development Contact

Calvin Miller
 Talladega County Economic Development Authority
E: millercalv@tceda.com
P: (256) 245 - 8332
M: 0

Location

- **Property Name:** Heritage Warehouse Property
- **Property Type:** Building
- **Property SubType:** Distribution/Warehouse
- **Property Address:** 2000 Old Sylacauga Highway
- **Property City:** Sylacauga
- **Property State:** Alabama
- **Property County:** Talladega County
- **Property Zip Code:** 35150
- **Latitude:** 33.206264
- **Longitude:** -86.281590

Contacts

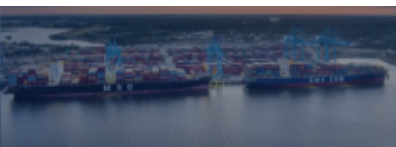
- **Organization Name:** Talladega County Economic Development Authority
- **Title:** Executive Director
- **Email:** millercalv@tceda.com
- **Cell:** (256) 404 - 3433
- **Address:** PO Box 867 / 225 North Norton Avenue
- **City:** Sylacauga
- **State:** AL

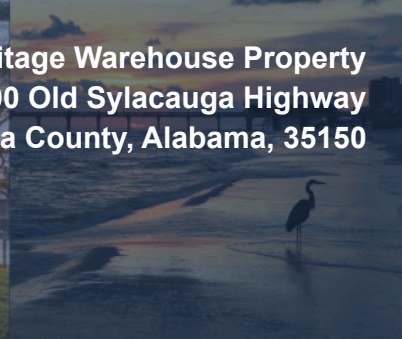
General

- **Municipality:** Sylacauga

Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Sale Price:** \$8,500,000
- **Sale Price Max:** \$8,500,000
- **Sale Terms:** Purchase or lease
- **Negotiable:** Yes





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Building

- **Available (sqFt):** 165,000
- **Total (sqFt):** 165,000
- **Total Building (sqft):** 165,000
- **Available Office (sqft):** 1,452
- **Ceiling Height Min (ft):** 16
- **Ceiling Height Max (ft):** 28
- **Ceiling Height (ft):** 16
- **Clear Height Range:** 14 to 26
- **Ceiling Eaves:** 16
- **Eave Height Max (ft):** 28
- **Eave Height Min (ft):** 16
- **Year Built:** 2016/2021
- **Construction Type:** Metal
- **Name:** Heritage Freight
- **Ownership:** Heritage Freight
- **Speculative Building:** No
- **Located in Industrial Park:** No
- **Free Standing:** Yes
- **# of Buildings:** 1
- **Floor Type:** Concrete
- **Lighted Parking Lot:** Yes
- **Parking Paved:** No
- **Parking Type:** Surface
- **Parking Details:** Gravel Parking Lot
- **Current Use:** Warehouse
- **Previous Tenant:** Heritage Freight
- **Prior Use:** Warehouse
- **Drive Ins:** Yes
- **# of Drive In Doors:** 2
- **# of Dock Doors:** 7
- **Column Spacing (ft):** 26' to 75'
- **High Speed Internet:** Yes
- **Atrium:** No
- **Convenience Store:** No
- **Courtyard:** No
- **Day Care:** No
- **Dry Cleaner:** No
- **Exercise Facility:** No
- **Mail Room:** No
- **OnSite Security Guard:** No
- **Private Dining Club:** No
- **Rooftop Terrace:** No
- **Plug and Play Office:** Yes

Site

- **Available (acres):** 36
- **Total (acres):** 36
- **Contiguous (acres):** 36
- **Site Size:** 36
- **Within City Limits:** No
- **Ownership:** Heritage Freight
- **Surrounding Land Use:** Manufacturing and Pasture Land

Incentive / Zoning

- **Federal Opportunity Zone:** No

Broker

- **Company:** Longleaf Realty Partners, LLC
- **Company:** Longleaf Realty Partners, LLC
- **Name:** Greg Wallace
- **Cell:** (251) 222 - 5650
- **Phone:** (256) 203 - 9690
- **Email:** gwallace@longleafrealestate.com
- **Address:** 810 Regal Drive SW, Suite B
- **City:** Huntsville
- **State:** AL
- **Zip:** 35801
- **Website:** longleafrealestate.com

Protective

- **Nearest Police Station:** 5
- **Nearest Fire Station:** 3
- **Fire Station Type:** Volunteer
- **Fire Protection:** City of Sylacauga, Oak Grove Fire Department

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Alabam Power
- **Electric On-Site:** Yes

Sewer

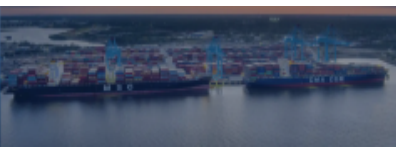
- **Sewer Service Available:** Yes
- **Sewer Provider:** Sylacauga Utilities Board
- **Sewer On-Site:** No
- **Septic Service Available:** Yes

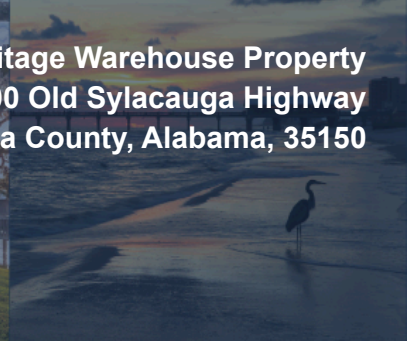
Water

- **Water Service Available:** Yes
- **Water Provider:** Sylacauga Utilities Board
- **Water On-Site:** Yes
- **On Site Storage:** No

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Sylacauga Utilities Board
- **Natural Gas On-Site:** Yes





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Telecommunication

- **Telecom Provider:** Sylacauga Utilities Board
- **Telecom On-Site:** Yes
- **Fiber Available:** Yes
- **Fiber Optics:** Yes

Airport

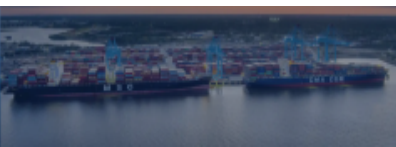
- **Nearest International Airport:** Birmingham-Shuttlesworth Intl
- **Distance to Nearest International Airport:** 46 Miles

Interstate / Highway

- **Nearest Interstate Exit:** COUNTY HWY 207
- **Distance to Nearest Interstate Exit:** 34 Miles

Property Detail Link: [View Details](#)

Property Detail QR Code





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