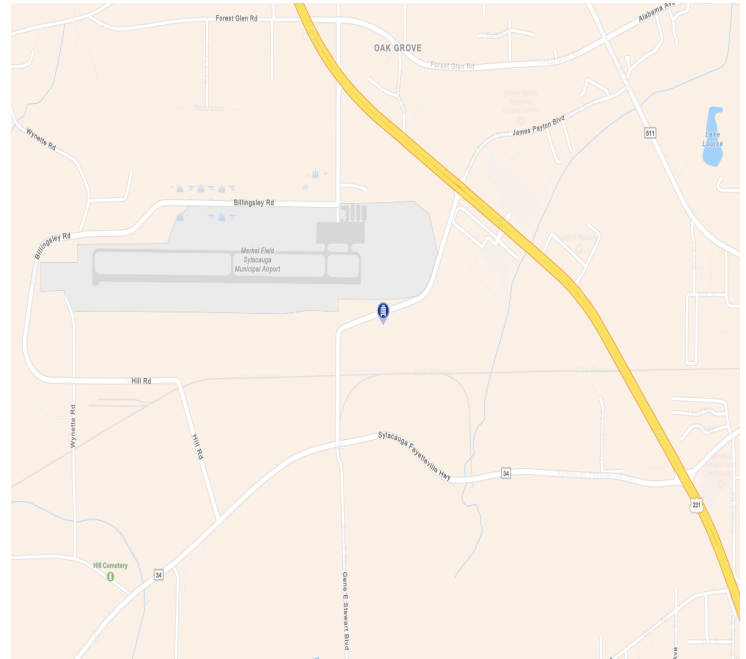


Progressive Industries Building
485 Gene Stewart Boulevard
Sylacauga, Talladega County, Alabama, 35151



Description

Industrial Property for sale in Sylacauga, Alabama. Over 38,343 sq ft of manufacturing and office areas. It is situated on approximately 5.59 high-fenced and gated acres. Located next to municipal airport and rail service runs directly behind the property. Three over head two-ton cranes; four 10 x 14 roll-up doors and two truck docks with roll-up doors; three-phase electrical; six inch concrete foundation; heavy steel frame construction; eight plus offices, reception area; conference rooms; full kitchen plus kitchenette; five bathrooms; file and storage rooms; patio; abundant parking and covered area.

Economic Development Contact

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

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:** Alabama

Location

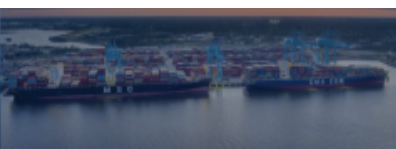
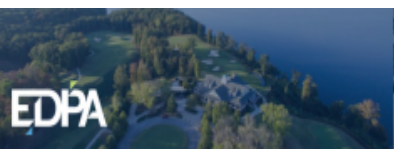
- **Property Name:** Progressive Industries Building
- **Property Type:** Building
- **Property SubType:** Industrial
- **Property Address:** 485 Gene Stewart Boulevard
- **Property City:** Sylacauga
- **Property State:** Alabama
- **Property County:** Talladega County
- **Property Zip Code:** 35151
- **Latitude:** 33.170464
- **Longitude:** -86.295224

General

- **Tax Map ID:** 2807264000001006
- **Municipality:** Sylacauga

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Sale Price:** \$2,500,000
- **Pricing Information:** Building and 5.59 acres
- **Negotiable:** Yes





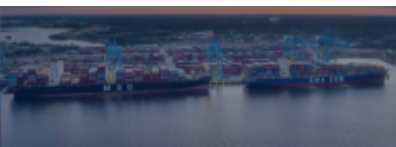
Progressive Industries Building
485 Gene Stewart Boulevard
Sylacauga, Talladega County, Alabama, 35151

Building

- **Min. Available (sqFt):** 38,343
- **Available (sqFt):** 38,343
- **Total (sqFt):** 38,343
- **Total Building (sqft):** 38,343
- **Total Floor Area (sqft):** 34,617
- **Available Office (sqft):** 3,725
- **Manufacturing (sqft):** 34,618 feet
- **Refrigerated Area:** No
- **Ground Floor (sqft):** 38,343
- **Space Per Floor (sqft):** 3,834
- **Max. Building Size (sqft):** 38,343
- **Contiguous:** Yes
- **Contiguous Space:** Yes
- **Max. Contiguous Space (sqft):** 34,618
- **Expandable:** Yes
- **Ceiling Eaves:** 24
- **Year Built:** 1986
- **Construction Status:** Complete
- **Construction Type:** Heavy Steel Frame Construction
- **Construction Date:** 1,986
- **Roof Details:** Asphalt, Metal
- **Building Class:** Industrial
- **Ownership:** Individual
- **Condition:** Gravel
- **Speculative:** No
- **Speculative Building:** No
- **Located in Industrial Park:** No
- **Free Standing:** Yes
- **# of Buildings:** 1
- **Located in Flood Plain:** No
- **Reinforced Concrete Floor:** Yes
- **# of Floors:** 1
- **Floor Type:** Concrete
- **Floor Thickness (inches):** 6
- **Raised Floors:** No
- **Cooling System:** Commercial Fans
- **Air Conditioning:** Yes
- **Air Conditioning Status:** Yes Electric
- **Air Conditioned Area:** Office and Apartment area
Central Heat & Air
- **Heated:** Yes
- **Heated Area:** Office and Apartment area Central Heat & Air
- **Heating Details:** Propane Heat in Manufacturing area
- **Parking Available:** Yes
- **Lighted Parking Lot:** No
- **Parking Paved:** No
- **Parking Type:** Surface
- **Parking Details:** Gravel Parking Lot
- **Multi-Tenant:** No

Building

- **Tenancy:** Single Tenant
- **Office Space Prior Use:** Office Space
- **Prior Use:** Manufacturing
- **Drive Ins:** Yes
- **# of Drive In Doors:** 2
- **# of Drive in Docks:** 2
- **Docks Available:** Yes
- **# of Dock Doors:** 6
- **# of Loading Docks:** 4
- **# of Truck Docks:** 6
- **# of Tailgate Docks:** 4
- **Sprinkler Details:** None
- **High Speed Internet:** Yes
- **Backup Generator:** No
- **Cranes Available:** Yes
- **# of Cranes:** 3
- **Largest Crane Capacity (tonnage):** 2
- **Cranes Details:** Overhead
- **Cranes Under Hook (sqft):** 17
- **Atrium:** No
- **Auditorium:** No
- **Convenience Store:** No
- **Courtyard:** No
- **Day Care:** No
- **Dry Cleaner:** No
- **Exercise Facility:** No
- **Food Court/Restaurant:** No
- **LEED Certified:** No
- **Mail Room:** No
- **OnSite Management:** No
- **OnSite Security Guard:** No
- **Private Dining Club:** No
- **Rooftop Terrace:** No
- **24 Hour Security Service:** No
- **USDA Approved:** No





Site

- **Available (acres):** 5.59
- **Total (acres):** 5.59
- **Additional Acreage Available:** No
- **Max. Contiguous Space:** 5.59
- **Smallest Tract Available:** 5.59
- **Additional Acres:** No
- **Expandable:** No
- **Largest Tract Available:** 5.59
- **Divisible:** No
- **Parcel:** 2,807,264,000,001,006
- **Within City Limits:** Yes
- **Ownership:** Individual
- **Status:** Available
- **Land Types:** Industrial
- **Environmental Assessment:** No
- **Unique Amenities:** Located one half mile from US 280
- **Boundary Survey:** Completed
- **Cultural Resource Identification Survey:** Not Completed
- **Cultural/Historical Resources Review:** No
- **Ecological Review (endangered species):** No
- **Phase 1 Environmental Audit Done:** No
- **Phase 1 Environmental Report:** No
- **Phase I Environmental Site Assessment:** Not Completed
- **Preliminary Geotechnical Exploration:** Not Completed
- **Preliminary Geotechnical Report:** No
- **Preliminary Wetlands Assessment:** No
- **Protected Species Assessment:** Not Completed
- **Reside in 100 Year Plain:** No
- **Soil Boring Report Available:** No
- **Topographical Survey:** Not Completed
- **Topography:** Flat
- **Wetlands Delineation:** Not Completed
- **Current Land Use:** Lot with Manufacturing Building
- **Prior Use:** Manufacturing Building and Lot
- **North:** Highway
- **South:** Railroad
- **East:** Manufacturing
- **West:** Manufacturing
- **Surrounding Land Use:** Manufacturing
- **Certified Site:** No

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Building Zoning:** Manufacturing
- **Site Zoning:** Industrial
- **New Market Tax Credit:** Yes

Broker

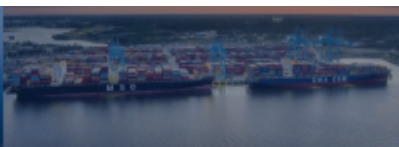
- **Company:** Killough Bailey Properties, LLC
- **Name:** Talladega EDA
- **Cell:** (256) 404 - 3433
- **Phone:** (256) 245 - 8332
- **Email:** talladegaeda@giswebtech.com
- **Address:** PO Box 867 / 225 North Norton Avenue
- **City:** Sylacauga
- **Zip:** 35150
- **Website:** www.TCEDA.com
- **Company:** Killough Bailey Properties, LLC
- **Name:** William Killough
- **Cell:** (205) 966 - 9918
- **Phone:** (256) 487 - 6366
- **Email:** wfk123@aol.com
- **Address:** 126 North Calhoun Avenue
- **City:** Sylacauga
- **State:** Alabama
- **Zip:** 35150

Protective

- **Nearest Police Station:** 3
- **Police Patrol 24H:** Yes
- **Nearest Fire Station:** 3
- **Fire Station Type:** Full-time
- **Fire Insurance Rating:** 3
- **Fire Protection:** City of Sylacauga

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Sylacauga Utilities Board
- **Electric On-Site:** Yes
- **Lighting Details:** Rental lighting is available on site
- **Electric Phase:** Three Phase
- **Amps:** 180
- **Voltage:** 480
- **Service Voltage (kv):** 277
- **Electric Distribution Voltage (kv):** 277
- **Dual Feed Available from 1 Substation:** Yes





Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Sylacauga Utilities Board
- **Sewer On-Site:** Yes
- **Sewer Distance To Provider:** 125' building to main
- **Sewer Distance To Site (ft):** 125
- **Sewer Type:** PVC Gravity
- **Sewer Size of Main (inches):** 12
- **Sewer Lift Station Required:** No
- **Sewer Treatment Plant Capacity (Mgd):** 4.8
- **Sewer Treatment Plant Peak Demand (Mgd):** 3.1
- **Septic Service Available:** No
- **Waste Water:** Yes
- **Waste Water Main Diameter:** 12"

Water

- **Water Service Available:** Yes
- **Water Provider:** Sylacauga Utilities Board
- **Water On-Site:** Yes
- **Distance to Water (ft):** 110' building to main 12
- **Water Distance:** < 1500 ft
- **Water Line Size (inches):** 2
- **Water Size of Main (inches):** 12
- **Water Main to Site (ft):** 110
- **On Site Storage:** No
- **Water Pressure Residual (Psi):** 80
- **Water Pressure Static (Psi):** 95
- **Water On Site Storage (elevated):** No
- **Booster Pump Required:** No
- **Water Storage Capacity (gallons):** 3 million

Gas

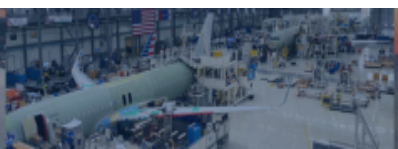
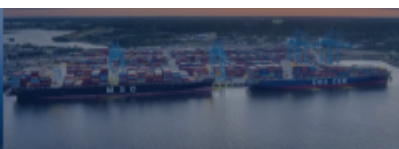
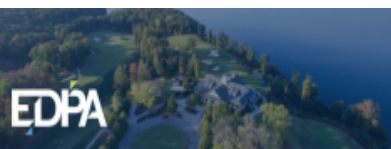
- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Sylacauga Utilities Board
- **Natural Gas Provider Type:** Municipal Utility
- **Natural Gas On-Site:** Yes
- **Natural Gas Distance to Provider:** on site
- **Natural Gas Distance to Property:** 600'
- **Service to Property (Distribution):** Yes
- **Natural Gas Line Size (inches):** 2
- **Natural Gas Line Diameter (min):** 2"
- **Natural Gas Connected:** Yes
- **Natural Gas Size of Main (inches):** 6
- **Natural Gas Pressure (psi):** 20
- **Nitrogen:** No
- **Oxygen:** No
- **Steam:** No

Telecommunication

- **Telecom Provider:** Sylacauga Utilities Board
- **Telecom On-Site:** Yes
- **Telecom Description:** Gibabit
- **Distance to Telecom (ft):** On Site
- **Fiber Available:** Yes
- **Fiber Optics:** Yes

Airport

- **Nearest International Airport:** Birmingham-Shuttlesworth International Airport
- **Distance to Nearest International Airport:** 49 Miles
- **International Airport:** Birmingham-Shuttlesworth International Airport
- **Distance to International Airport:** 49 Miles
- **Nearest Domestic Airport:** Birmingham-Shuttlesworth International Airport
- **Distance Nearest Domestic Airport:** 49 Miles
- **Distance Nearest Domestic Airport:** 49 Miles
- **Airport #3:** Lee Merkel Field
- **Distance to Airport #3:** 1 Miles
- **Airport Access:** Yes





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Interstate / Highway

- **Nearest Interstate Exit:** 39
- **Distance to Nearest Interstate Exit:** 39 Miles
- **Interstate #1:** I-459
- **Distance to Interstate #1:** 39 Miles
- **Interstate #1 Four-Laned:** Yes
- **Interstate #2:** I-65
- **Distance to Interstate #2:** 40 Miles
- **Interstate #2 Four-Laned:** Yes
- **Interstate #3:** I-20 East
- **Distance to Interstate #3:** 38 Miles
- **Interstate #3 Four-Laned:** Yes
- **Nearest US Highway:** 280
- **Distance to Nearest US Highway:** 0.5 Miles
- **US Highway #1:** I-459
- **Distance to US Highway #1:** 0.5 Miles
- **US Highway #1 Four-Laned:** Yes
- **US Highway #2:** US Highway 280
- **Distance to US Highway #2:** 0.5 Miles
- **US Highway #2 Four-Laned:** Yes
- **US Highway #3:** I-20 West
- **Distance to US Highway #3:** 58 Miles
- **US Highway #3 Four-Laned:** Yes
- **State Highway #1:** 231
- **Distance to State Highway #1:** 0.5 Miles
- **State Highway Four-Laned:** Yes
- **State Highway #2:** 21
- **Distance to State Highway #2:** 2 Miles
- **State Highway #2 Four-Laned:** Yes
- **Access Road Name:** Gene Stewart Boulevard
- **Access Road Number of Lanes:** 2
- **Highway Linkage Lane Type:** 4-lane
- **Distance to Highway Linkage 4 Lane:** 0.5 Miles
- **Highway Linkage Internal Site Access:** Yes

Rail

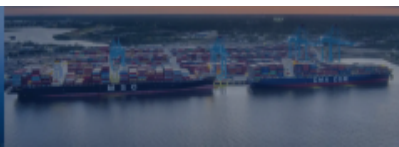
- **Rail Access Available:** Yes
- **Rail Carrier:** RJ Corman
- **Rail #1 Track Status:** Adjacent Track < 500 ft
- **Rail Service Type:** Short line
- **Rail #2 Track Status:** Adjacent Track < 500 ft
- **Spur Available:** No
- **Dual Rail:** Yes

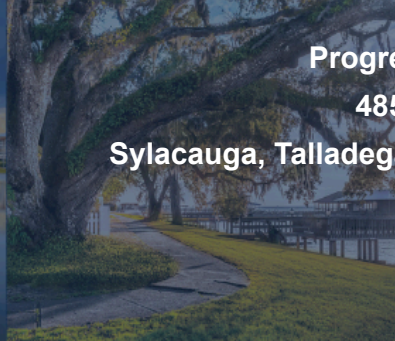
Port

- **Nearest Port:** Sea Port
- **Nearest Port:** Port of Mobile
- **Distance to Nearest Port:** 233 Miles

Property Detail Link: [View Details](#)

Property Detail QR Code





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