

## AVAILABLE DISTRIBUTION/WAREHOUSE BUILDING

HERITAGE WAREHOUSE PROPERTY  
2000 OLD SYLACAUGA HIGHWAY  
SYLACAUGA , TALLADEGA COUNTY , ALABAMA , 35150



### Description

#### Sale / Lease

**For Sale** Yes  
**Sale Price** \$8,500,000  
**For Lease** Yes  
**Negotiable** Yes

#### Property Details

**Latitude** 33.206264  
**Longitude** -86.281590  
**Within City Limits** No  
**Available Acres** 36  
**Total Acres** 36  
**Contiguous Acres** 36  
**Site Size** 36  
**Ownership** Heritage Freight

#### Building Details

**Municipality** Sylacauga  
**Available SqFt** 165,000  
**Available Office Space SqFt** 1,452  
**Total Building SqFt** 165,000  
**Total SqFt** 165,000  
**Year Built** 2016/2021  
**Ceiling Eaves** 16  
**Eave Height Min (ft)** 16  
**Eave Height Max (ft)** 28  
**Ceiling Height (ft)** 16  
**Ceiling Height Min (ft)** 16  
**Ceiling Height Max (ft)** 28  
**# of Buildings** 1  
**Prior Use** Warehouse  
**Parking Type** Surface  
**# of Drive In Doors** 2  
**# of Dock Doors** 7  
**Construction Type** Metal

#### Surrounding Land Use

**Details** Manufacturing and Pasture Land

## Advantage Alabama

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

**WIN** with Alabama

**For more information, please contact:**

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<https://www.edpa.org>

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### Electric

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

### Water

**Provider** Sylacauga Utilities Board  
**On-Site** Yes  
**Service** Yes

### Sewer

**Provider** Sylacauga Utilities Board  
**On-Site** No  
**Service** Yes

### Natural Gas

**Provider** Sylacauga Utilities Board  
**On-Site** Yes  
**Service** Yes

### Telecom

**Provider** Sylacauga Utilities Board  
**Fiber Available** Yes  
**Fiber Optics** Yes

### Zoning

**Opportunity** No

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