



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.

Sale / Lease

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

Property Details

Latitude	33.170464
Longitude	-86.295224
Within City Limits	Yes
Available Acres	5.59
Total Acres	5.59
Additional Acres	No
Largest Tract Available	5.59 Acres
Additional Acreage Available	No
Expandable	No
Status	Available
Current Land Use	Lot with Manufacturing Building
Prior Use	Manufacturing Building and Lot
Ownership	Individual

Building Details

Municipality	Sylacauga
Available SqFt	38,343
Available Office Space SqFt	3,725
Max. Contiguous Space SqFt	34,618 Sqft
Total Building SqFt	38,343
Expandable	Yes
Total SqFt	38,343
# of Floors	1
Year Built	1986
Multi-Tenant	No
# of Buildings	1
Prior Use	Manufacturing
Floor Thickness (inches)	6 inches
Air Conditioning	Yes
Heated	Yes
Parking Available	Yes
Parking Type	Surface
# of Drive In Doors	2
# of Dock Doors	6
Construction Type	Heavy Steel Frame Construction
Construction Date	1,986

Surrounding Land Use

Details	Manufacturing
North	Highway
South	Railroad
East	Manufacturing
West	Manufacturing

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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 (256) 245 - 8332
 millercalv@tceda.com

Economic Development Partnership of Alabama
 1320 1st Avenue South
 Birmingham, AL 35233
 Greg Blalock
 Project Director
 P 205.943.4700
 gblalock@edpa.org
<https://www.edpa.org>

Electric

Provider Sylacauga Utilities Board
On-Site Yes
Service Available Yes
Phase Three Phase
Amps 180 Amps
Voltage 480 Voltage
Service Voltage (kv) 277

Water

Provider Sylacauga Utilities Board
Distance To < 1500 ft
On-Site Yes
Service Yes
Size of Main (inches) 12

Sewer

Provider Sylacauga Utilities Board
Distance To 125' building to main
On-Site Yes
Service Yes
Size of Main 12 Inches

Natural Gas

Provider Sylacauga Utilities Board
Distance To on site
On-Site Yes
Service Yes
Size of Main 6 Inches
Gas Line Size 2 Inches
Pressure (psi) 20 Psi

Telecom

Provider Sylacauga Utilities Board
Fiber Available Yes
Fiber Optics Yes

Zoning

Opportunity No
Building Manufacturing
Site Industrial
New Market Tax Credit Yes

Airport

International Birmingham-Shuttlesworth International Airport
To International 49 Miles
Domestic Birmingham-Shuttlesworth International Airport
To Domestic 49 Miles
Airport #3 Lee Merkel Field
To Airport #3 1 Miles

Interstate

Interstate I-459
To Interstate 39 Miles
Lane Type 4-lane
Four-Laned Yes
Interstate #2 I-65
To Interstate #2 40 Miles
Four-Laned Yes
Interstate #3 I-20 East
To Interstate #3 38 Miles
Four-Laned Yes

Highway

US Highway I-459
To US Highway 0.5 Miles
Four-Laned Yes
US Highway #2 US Highway 280
To US Highway #2 0.5 Miles
Four-Laned Yes
State Highway 231
To State Highway 0.5 Miles
Four-Laned Yes
State Highway #2 21

Port

Port Port of Mobile
To Port 233 Miles

Rail

Carrier RJ Corman
Track Status Adjacent Track < 500 ft
Track Status #2 Adjacent Track < 500 ft

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PROGRESSIVE INDUSTRIES BUILDING
485 GENE STEWART BOULEVARD
SYLACAUGA , TALLADEGA COUNTY , ALABAMA , 35151



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