

Sylacauga Speculative Building #4
305 Billingsley Road
Sylacauga, Talladega County, Alabama, 35151



Economic Development Contact

Calvin Miller

Talladega County Economic Development Authority

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Location

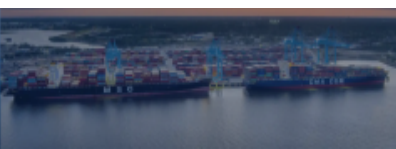
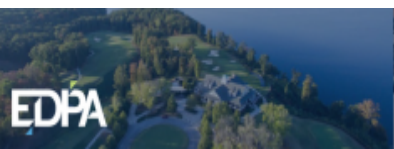
- **Property Name:** Sylacauga Speculative Building #4
- **Property Type:** Building
- **Property SubType:** Spec Buildings
- **Property Address:** 305 Billingsley Road
- **Suite Number:**
- **Property City:** Sylacauga
- **Property State:** Alabama
- **Property County:** Talladega County
- **Property Zip Code:** 35151
- **Latitude:** 33.17369
- **Longitude:** -86.31235

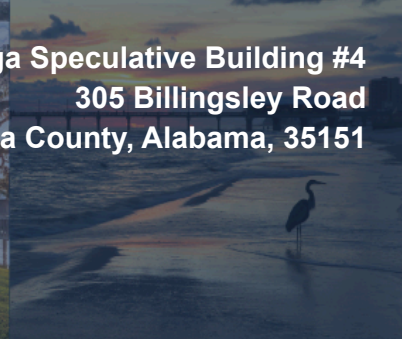
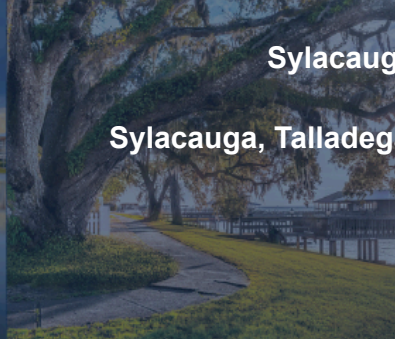
General

- **Industrial Park:** Yes
- **Municipality:** City of Sylacauga

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Sale Price:** \$2,400,000
- **Sale Price/Unit:** Total
- **Negotiable:** Yes





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Building

- **Min. Available (sqFt):** 60,000
- **Available (sqFt):** 60,000
- **Total (sqFt):** 60,000
- **Total Building (sqft):** 60,000
- **Total Floor Area (sqft):** 60,000
- **Manufacturing (sqft):** 60,000 feet
- **Max. Building Size (sqft):** 60,000
- **Dimensions:** 200 x 300
- **Max. Contiguous Space (sqft):** 60,000
- **Expandable:** Yes
- **Expandable To (sqft):** 100,000
- **Expansion SqFt:** 40,000
- **Min. Size:** 60,000
- **Max. Size:** 60,000
- **Ceiling Height Min (ft):** 30
- **Ceiling Height Max (ft):** 34
- **Ceiling Height (ft):** 34
- **Ceiling Eaves:** 30
- **Eave Height Max (ft):** 30
- **Eave Height Min (ft):** 30
- **Year Built:** 2020
- **Construction Status:** Under Construction
- **Secondary Construction Material:** Concrete
- **Walls Details:** Metal
- **Roof Details:** Metal
- **Type:** Metal and Concrete
- **Name:** Sylacauga Speculative Building #4
- **Ownership:** Talladega County Economic Development Authority
- **Condition:** New
- **Speculative:** Yes
- **Speculative Building:** Yes
- **Located in Industrial Park:** Yes
- **Business/Industrial Park:** SB Pinkerton Industrial Park
- **Free Standing:** Yes
- **# of Buildings:** 1
- **Build to Suit:** Yes
- **Description:** Speculative Building with gravel floor.
- **# of Floors:** 1
- **Floor Type:** Gravel
- **Cooling System:** None
- **Air Conditioning Status:** None
- **Air Conditioned Area:** None
- **Heat Type:** None
- **Heated Area:** None
- **Heating Details:** None
- **Tenancy:** Single Tenant
- **Current Use:** New
- **Office Space Prior Use:** Never Occupied
- **Prior Use:** Airport

Building

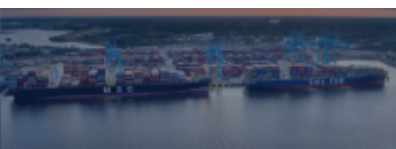
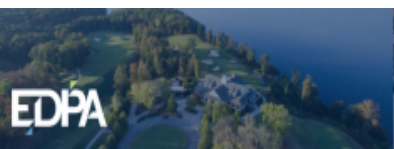
- **# of Drive in Docks:** 1
- **Docks Available:** Yes
- **# of Dock Doors:** 6
- **Building Acres/Coverage Ratio:** 10,600
- **Column Spacing (ft):** 30 x 125
- **Sprinkler Details:** None
- **High Tech Infrastructure:** None
- **High Speed Internet:** Yes
- **Redundant:** Yes
- **Cranes Details:** None

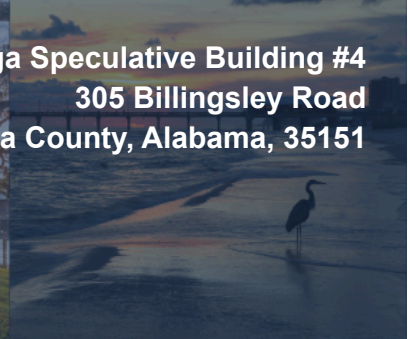
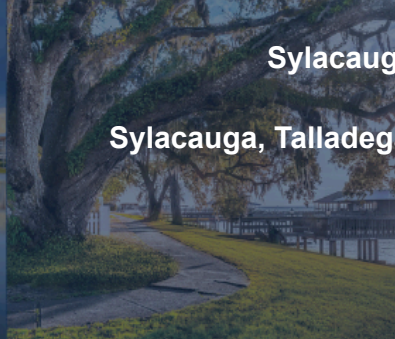
Site

- **Total (acres):** 12
- **Largest Tract Available:** 12
- **Min. Subdivide:** 12.35 acres
- **Site Size:** 12.8
- **Within City Limits:** Yes
- **Ownership:** Talladega County Economic Development Authority
- **Status:** Available
- **Environmental Assessment:** Yes
- **Boundary Survey:** Completed
- **Phase 1 Environmental Audit Done:** Yes
- **Phase 1 Environmental Report:** Yes
- **Phase I Environmental Site Assessment:** Completed
- **Preliminary Geotechnical Exploration:** Completed
- **Primary Soil Type:** Clay
- **Soil Boring Report Available:** Yes
- **Topographical Survey:** Completed
- **Topography:** Flat
- **Wetlands Delineation:** Completed
- **Current Land Use:** Industrial Park
- **Prior Use:** Airport Property
- **North:** Light Industrial
- **South:** Transportation
- **East:** Commercial
- **West:** Forestry/Undeveloped
- **Surrounding Land Use:** Industrial Park, Airport

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Building Zoning:** M2 General Industrial
- **Site Zoning:** M2-General Industries
- **New Market Tax Credit:** Yes





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Protective

- **Nearest Police Station:** 4
- **Police Patrol 24H:** Yes
- **Nearest Fire Station:** 4
- **Fire Station Type:** Full-time
- **Fire Insurance Rating:** 4
- **Fire Protection:** Yes
- **Fire Protection Coverage:** City of Sylacauga Fire Department

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Alabama Power Company
- **Electric On-Site:** Yes
- **Electric Distance:** Adjacent to Property

Sewer

- **Sewer Provider:** Sylacauga Utilities Board
- **Sewer On-Site:** Yes
- **Sewer Size of Main (inches):** 10
- **Waste Water Main Diameter:** 8

Water

- **Water Service Available:** Yes
- **Water Provider:** Sylacauga Utilities Board
- **Water On-Site:** Yes
- **Water Line Size (inches):** 10
- **Water Size of Main (inches):** 10

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Sylacauga Utilities Board
- **Natural Gas On-Site:** Yes
- **Service to Property (Distribution):** Yes
- **Natural Gas Line Size (inches):** 4
- **Natural Gas Size of Main (inches):** 4

Telecommunication

- **Telecom Provider:** At&T
- **DSL Available:** Yes
- **Fiber Available:** Yes

Airport

- **Distance to Nearest International Airport:** 48 Miles
- **International Airport:** Birmingham Shuttlesworth
- **Distance to International Airport:** 45 Miles
- **Nearest Domestic Airport:** Birmingham Shuttlesworth International Airport
- **Distance Nearest Domestic Airport:** 51 Miles
- **Airport #3:** Lee Merkel Field - Sylacauga
- **Distance to Airport #3:** 1 Miles

Interstate / Highway

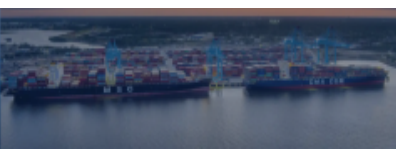
- **Nearest Interstate Exit:** 35
- **Distance to Nearest Interstate Exit:** 35 Miles
- **Interstate #1:** I-459
- **Distance to Interstate #1:** 35 Miles
- **Interstate #1 Four-Laned:** Yes
- **Interstate #2:** I-65
- **Distance to Interstate #2:** 40 Miles
- **Interstate #2 Four-Laned:** Yes
- **Interstate #3:** I-20
- **Distance to Interstate #3:** 39 Miles
- **Interstate #3 Four-Laned:** Yes
- **Nearest US Highway:** 280
- **Distance to Nearest US Highway:** 1 Miles
- **US Highway #1:** US Highway 280
- **Distance to US Highway #1:** 1 Miles
- **US Highway #1 Four-Laned:** Yes
- **US Highway #2 Four-Laned:** Yes
- **State Highway #1:** Highway 21
- **Distance to State Highway #1:** 4 Miles
- **State Highway Four-Laned:** Yes
- **State Highway #2:** 77
- **Distance to State Highway #2:** 20 Miles
- **State Highway #2 Four-Laned:** Yes
- **Access Road Name:** Billingsley Road
- **Access Road Number of Lanes:** 2
- **Highway Linkage Lane Type:** 4-lane
- **Distance to Highway Linkage 4 Lane:** 1 Miles
- **Highway Linkage Internal Site Access:** Yes

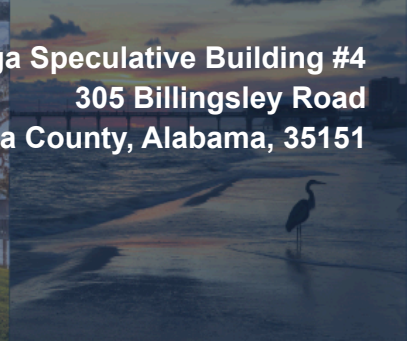
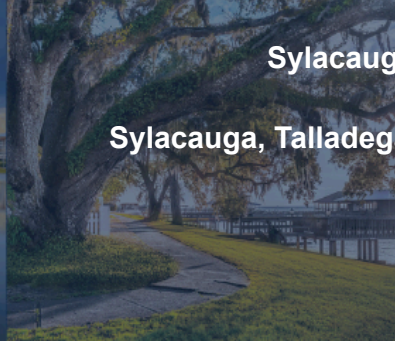
Rail

- **Rail Carrier:** None

Port

- **Nearest Port:** Sea Port
- **Nearest Port:** Port of Mobile
- **Distance to Nearest Port:** 254 Miles

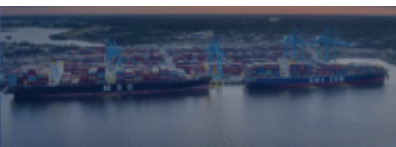


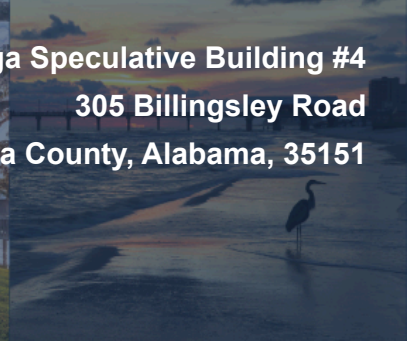


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Property Detail Link: [View Details](#)

Property Detail QR Code





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