



1340 VALLEY INDUSTRIAL DRIVE VALLEY, AL

AVAILABLE FOR LEASE
9,375 SF FREESTANDING INDUSTRIAL BUILDING



3525 Piedmont Road, NE
Building 8, Suite 510
Atlanta, GA 30305
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.



PROPERTY HIGHLIGHTS

- Located adjacent to I-85 at Exit 77, approximately 6 miles from KIA Automotive in West Point, GA
- Building Dimensions: 75' x 125'
- Ceiling Heights: 21' to the underside of the roof joists
- Column Spacing: 25' x 25'
- Drive-In Doors: Five (10' x 10')
- 100% Wet Sprinkler System

CONTACT



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**9,375 SQ. FT. FREE-STANDING BUILDING LOCATED ON FLAGSHIP EAST ALABAMA PROPERTY
1340 VALLEY INDUSTRIAL BOULEVARD
VALLEY, ALABAMA 36854**

BUILDING SIZE:	Approximately 9,375 SF of free-standing warehouse building. This building is located on the same grounds as the 602,134 SF Flagship East Alabama facility which is fully occupied by two warehouse and distribution companies.
BUILDING DIMENSIONS:	75' x 125'
CONSTRUCTION:	Walls: Pre-engineered metal Roof: Steel deck with built-up roof
PROPERTY CONDITION:	Very good
CEILING HEIGHTS:	21' to the underside of the roof joists
COLUMN SPACING:	25' x 25'
TRUCK LOADING:	Five (10' x 10') drive-in doors
LIGHTING:	Metal halide (subject to being upgraded to LED)
POWER:	Supplied by Alabama Power
WATER:	Supplied by East Alabama Water & Sewer
SEWER:	Supplied by East Alabama Water & Sewer
NATURAL GAS:	Supplied by Spire Energy
FIRE PROTECTION:	100% wet system; 5,000,000-gallon reserve water pond at the front of the building
VENTILATION:	Two wall-mounted exhaust fans with intake louvers at opposite ends of the building
OFFICE SPACE:	One 12' x 19' office area with air-conditioning, divided into two spaces.
LAVATORIES:	One restroom with toilet and lavatory
PARKING:	Abundant paved parking adjacent to the building
OPEX:	CAM: \$0.82/SF Taxes: \$0.15/SF Insurance: \$0.60/SF

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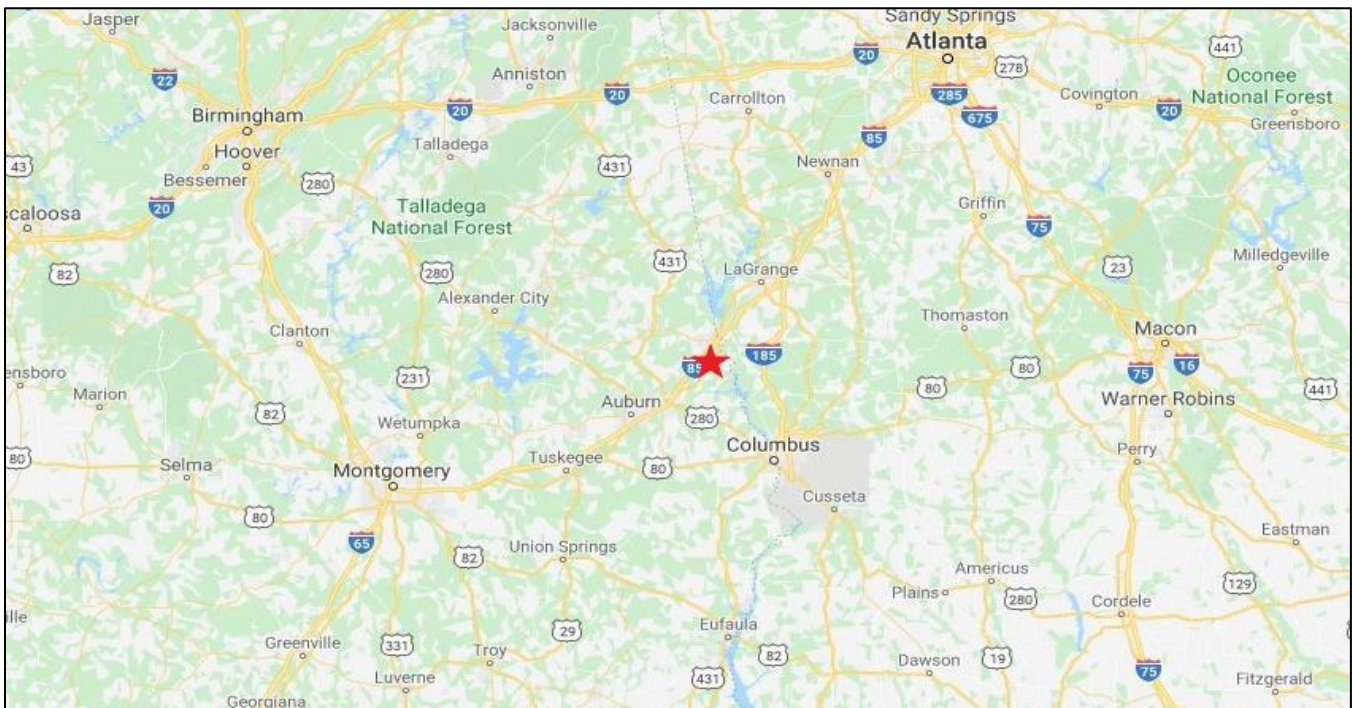
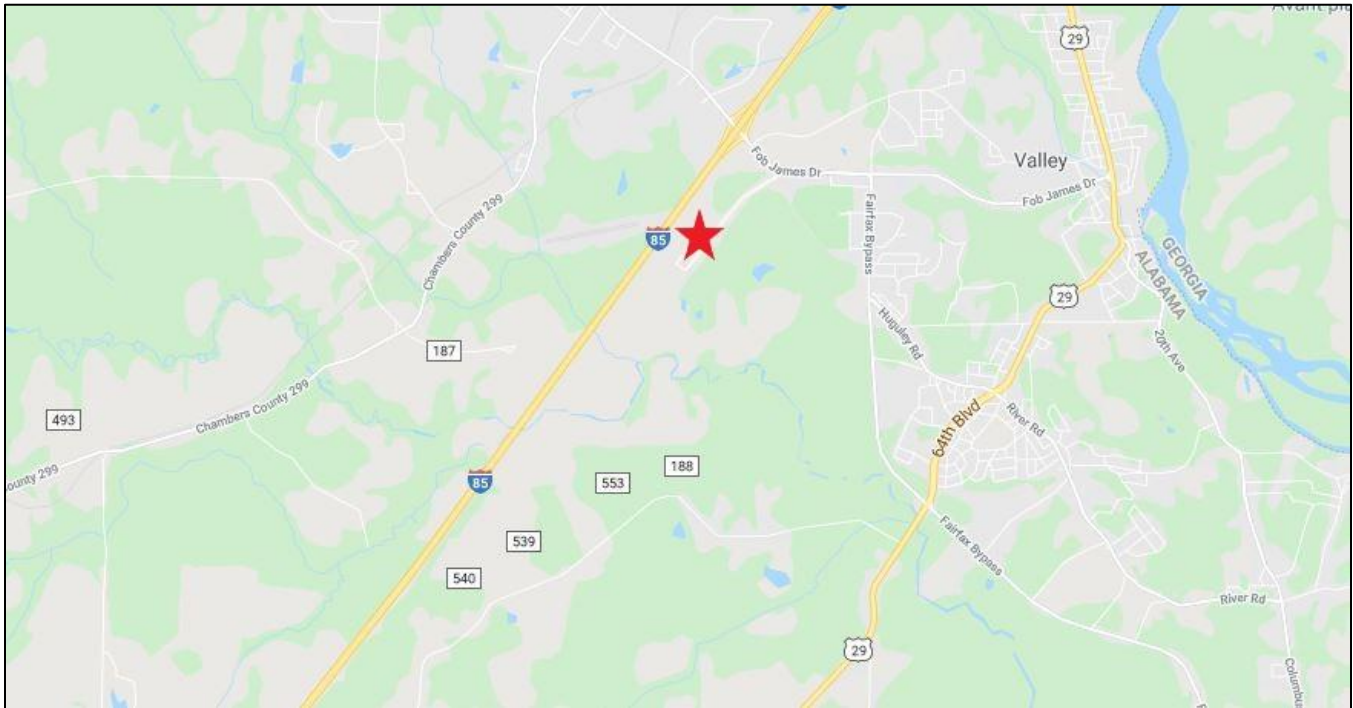
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LOCATION:

Excellent location on I-85 at Exit 77; approximately 6 miles from KIA Automotive in West Point, Georgia and 77 miles from Hartsfield-Jackson Atlanta International Airport.

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LOCATION MAPS:



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BUILDING PHOTOS:



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