

**SELECT
THE
SHOALS**



Florence-Lauderdale Industrial Park

150K Speculative Building

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ECONOMIC DEVELOPMENT AUTHORITY

150K SPEC BUILDING

17-ACRES

The Shoals EDA has completed construction of a new 150,000 square foot speculative building in the Florence-Lauderdale Industrial Park in Florence, Alabama. The pre-engineered metal building measures 375' x 400' with a 36' eave height and 75' x 33'6" column spacing. The building sits on a 17-acre lot, within the Florence-Lauderdale Industrial Park. The Shoals has a strong industrial base with a robust skilled workforce to support your operations. Contact The Shoals EDA today to discuss purchase or build-out-to-suit options and learn more about why you should Select the Shoals!

General Comments:

Designated as an Advantage Site by the Economic Development Partnership of Alabama (EDPA). This means that the documentation critical to the site selection process is available for industry.

Address: 625 Gerrard Drive Florence, AL 35630

MSA: Florence-Muscle Shoals MSA

County: Lauderdale

City Limits: Yes

Latitude: 34.8674

Longitude: -87.6507

For Sale or Lease: Yes

Sale Price: \$9M

Lease Rate: TBD

Ownership: Public

Price Negotiable: Yes

SITE INFORMATION

Total Square Feet	150,000	Zoning:	Light Industrial
Total Acres:	17	Covenants:	Yes
Contiguous Acres:	17	Fire Rating:	3
Multi Tenant:	No	Floodplain:	No
Rail:	No	Previous Use:	Spec Building

Foreign Trade Zone: A subzone of Foreign Trade Zone 83 can be established

STUDIES

Phase I ESA	Yes
Preliminary Wetlands	Yes
Geotechnical/Soils Study	Yes
Cultural Resources Study	Yes
Endangered Species	Yes

SITE CERTIFICATIONS





UTILITY INFORMATION

- Electricity:** Florence Utilities - Distributor, TVA - Supplier, 3-phase; 44 kV subtransmission lines and 12 kV distribution lines
- Water:** Florence Utilities: 8-inch line adjacent to the site. Water treatment plant capacity is 24 MGD with 8 MGD available.
- Wastewater:** Florence Utilities: 12-inch main runs across the southwest corner of the site. Wastewater treatment plant capacity is 35 MGD with 25 MGD available.
- Natural Gas:** Florence Utilities: 6-inch 125 PSI line and 3-inch 125 PSI line adjacent to site.
- Telecom:** AT&T; Comcast; Windstream; Fiber optic service - up to 1+ Gbps; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1, ISDN-PRI

TRANSPORTATION

- Highway:** I-65 - 45 miles US Highway 72 Alt. - 4 miles AL Highway 20 - 6 miles
- Air:** Northwest Alabama Regional Airport (MSL) - 10 miles; Huntsville International Airport (HSV) - 66 miles; Birmingham International Airport (BHM) - 126 miles, Nashville International Airport (BNA) - 121 miles
- Water:** Tennessee River, 9-foot navigable channel; flow regulated by dams; not adjacent to site
- Port:** Port of Florence - 7 miles by road



COMMUNITY INFO

The Shoals area, Florence-Muscle Shoals MSA, is the regional center for commerce, industry, education, and healthcare in Northwest Alabama.

For more information about our community or The Shoals EDA organization, visit shoalseda.com.



Kevin Jackson
President

KJackson@ShoalsEDA.com
+1(256)590-3190



Adam Himber
Vice President

AHimber@ShoalsEDA.com
+1(256)740-2377

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