



 Florence-Lauderdale Industrial Park

# 150K Speculative Building

# 150K SPEC BUILDING

17-ACRES

Currently, The Shoals EDA is constructing 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. Construction is underway with an expected completion date in July 2024. 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!

### Pricing Comments:

Contact The Shoals EDA to discuss pricing or build-out-to-suit options.

### 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:** TBD

**Lease Rate:** TBD

**Ownership:** Public

**Price Negotiable:** Yes

## SITE INFORMATION

<b>Total Square Feet</b>	150,000	<b>Zoning:</b>	Light Industrial
<b>Total Acres:</b>	20	<b>Covenants:</b>	Yes
<b>Contiguous Acres:</b>	20	<b>Fire Rating:</b>	3
<b>Multi Tenant:</b>	No	<b>Floodplain:</b>	No
<b>Rail:</b>	No	<b>Previous Use:</b>	Spec Building

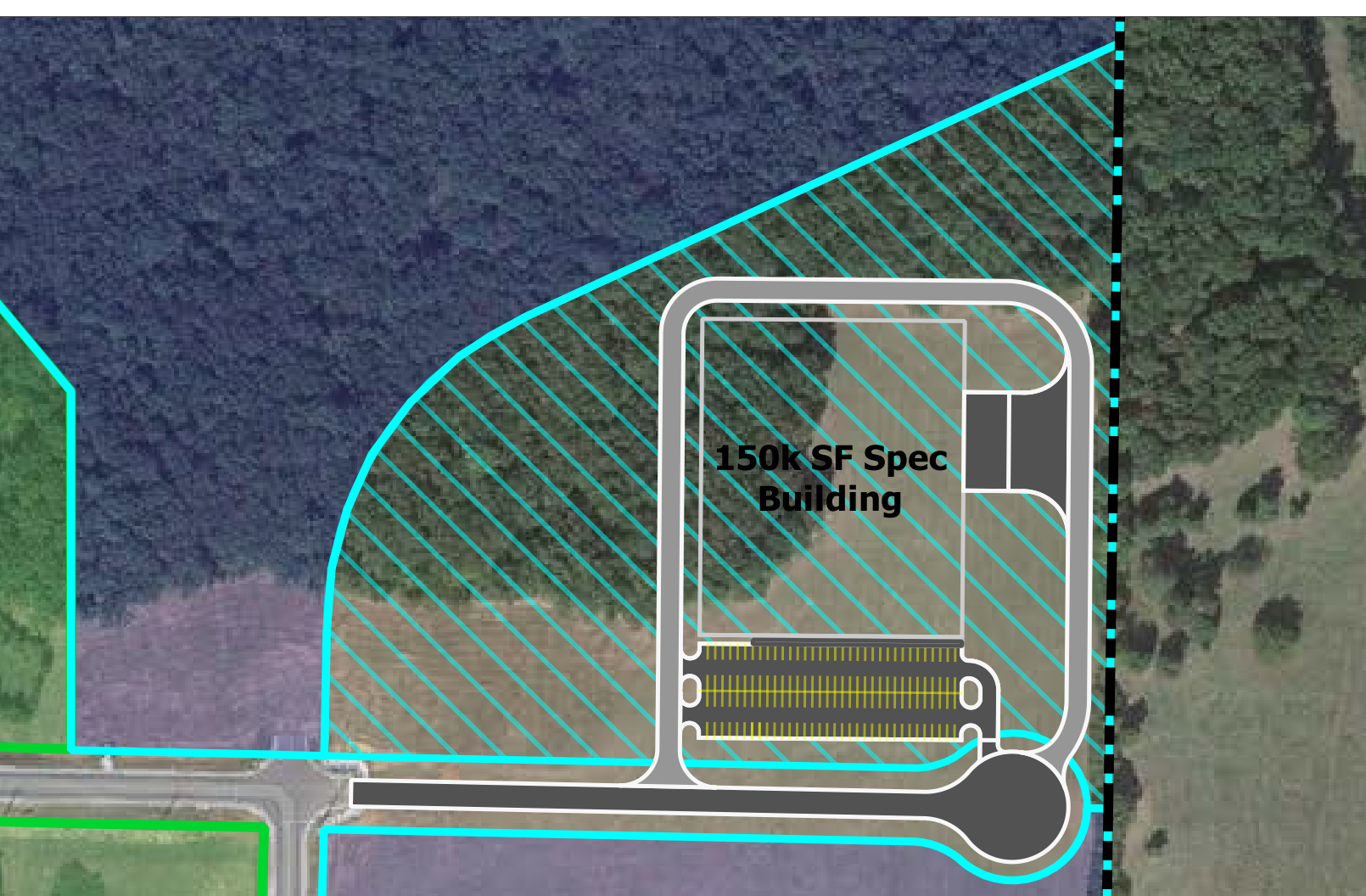
**Foreign Trade Zone:** A subzone of Foreign Trade Zone 83 can be established

## STUDIES

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

## SITE CERTIFICATIONS





**150k SF Spec  
Building**

## 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 13 MGD available.
- Wastewater:** Florence Utilities: 12-inch main runs across the southwest corner of the site. Water 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; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1, ISDN-PRI

## TRANSPORTATION

- Rail:** Tennessee Southern Railroad is one mile west of the site
- 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](http://shoalseda.com).



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