

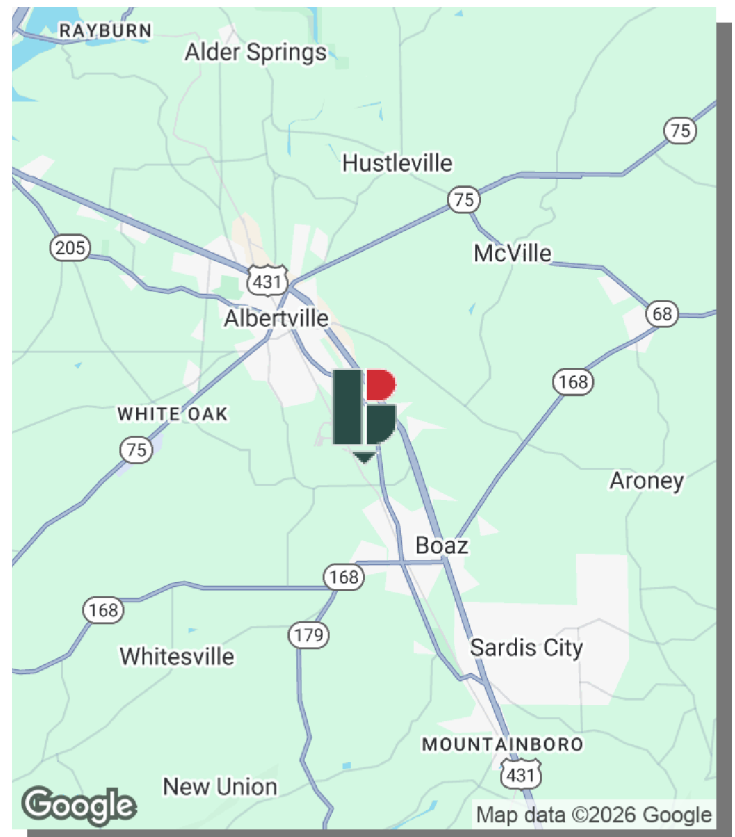


## 300 WAGNER DRIVE

BOAZ, AL 35957

### PROPERTY FEATURES

- Size: ±207,400 SF manufacturing facility
- 18,600 SF office
- 40,000 SF warehouse
- 149,400 SF manufacturing
- 52 acres
- Ceiling height: 26' - 38'
- Dock doors: 9
- Drive in doors: 2
- Parking spaces: +/- 350
- Lease Term Remaining: Through June 30, 2043
- Excess Land: Additional acreage available
- Strategically positioned in northeast Alabama with proximity to Birmingham, Huntsville, and Chattanooga



**SUBLEASE PRICE:**  
Call for Pricing

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**Office: 18,600 SF**

**Warehouse: 40,000 SF**

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