

COLD STORAGE, CROSS-DOCK DISTRIBUTION FACILITY | FOR SALE

2400 U.S. 280 | HARPERSVILLE, AL 35078

SALE PRICE: \$6,599,000

Building Size: 110,299 SF

Site Size: 20 Acres

DETAILS

- 2-Story office space with high-end finishes including a passenger elevator
- Office area features multiple kitchen/break room and serving areas including a full bar area and a full kitchen as well as larger, multi-function/conference rooms
- Steel frame; insulated metal exterior panels on warehouse area construction; brick and EIFS exterior office construction
- 18 Dock-high door with shelters and levelers (12 dock doors in cross-dock position)
- 7 Drive-in doors
- HVAC Fully conditioned office; controlled environment warehouse area, and refrigerated draft room
- Clear height: 22' at the eave to 26' in most warehouse areas insulated for cold storage and up to 33' in portions of the rear of the building
- Reinforced concrete floors
- LED Lighting high-intensity fluorescent
- 79 Auto parking stalls
- Large truck court
- Well-maintained facility in excellent operational condition
- Secure gated access with wide entry points
- Ideal configuration for manufacturing or distribution operations



Graham & Co.

EXCLUSIVELY OFFERED BY
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Information deemed reliable but not guaranteed

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OFFICE SPACE OVERVIEW

- Floor 1: 11,219 SF
- Floor 2/Mezzanine : 11,000 SF
- High-end finishes
- Passenger elevator
- Kitchens, serving rooms, break rooms
- Bar and entertainment area
- Multi-function conference and training rooms



OFFICE HIGHLIGHTS



EXCEPTIONAL QUALITY:
Designed and constructed well beyond conventional office standards



MODERN DESIGN:
Contemporary layout featuring high-end finishes and premium materials throughout



SHOWPIECE SPACE:
One of the finest office environments in the market that is designed to impress clients and elevate daily operations

**MORE THAN
22,000 SF OF CLASS-A
OFFICE SPACE**



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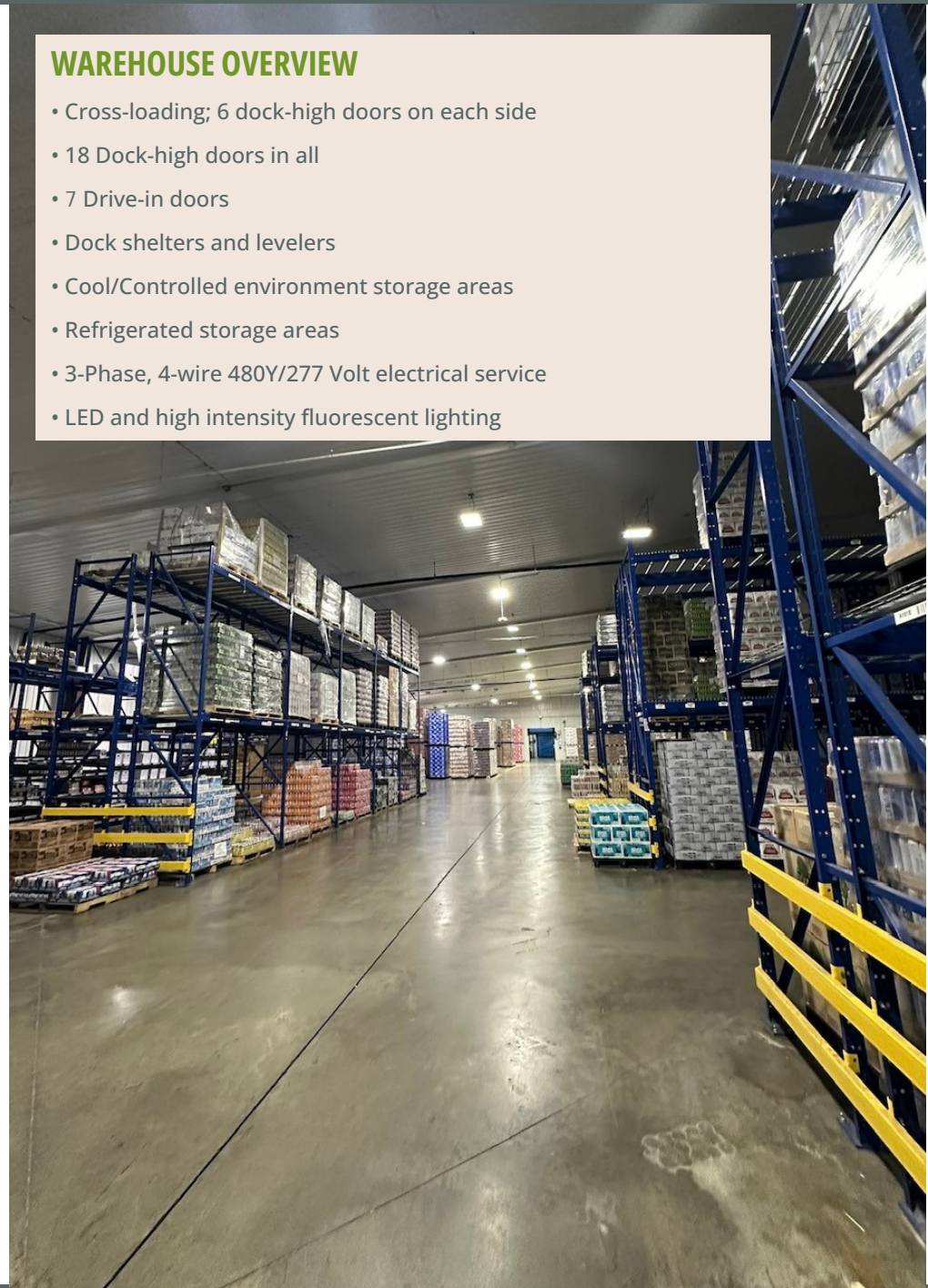
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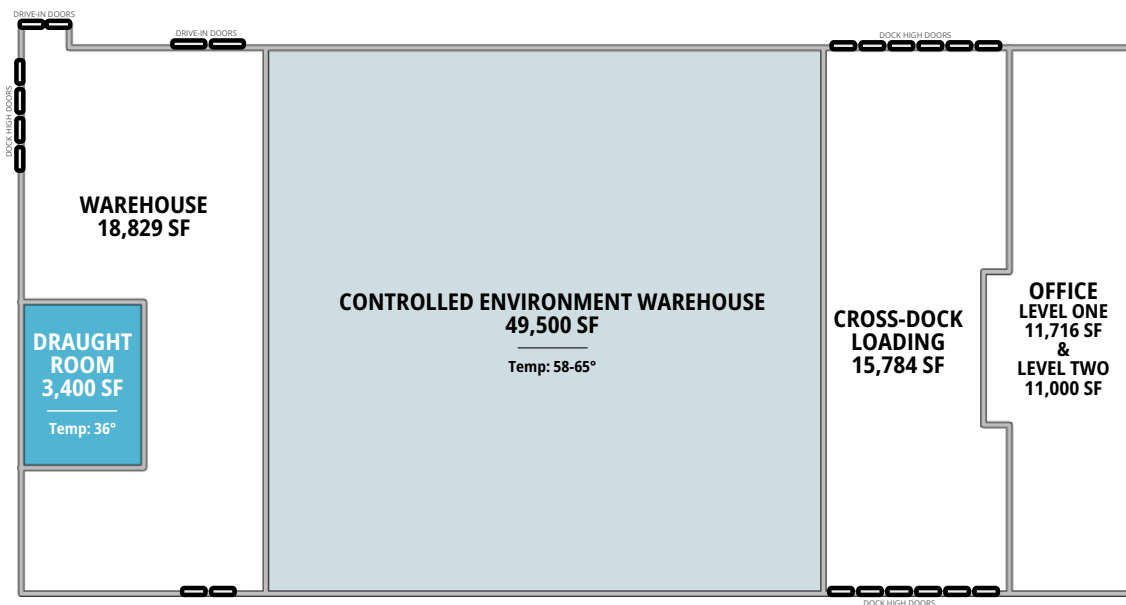
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WAREHOUSE OVERVIEW

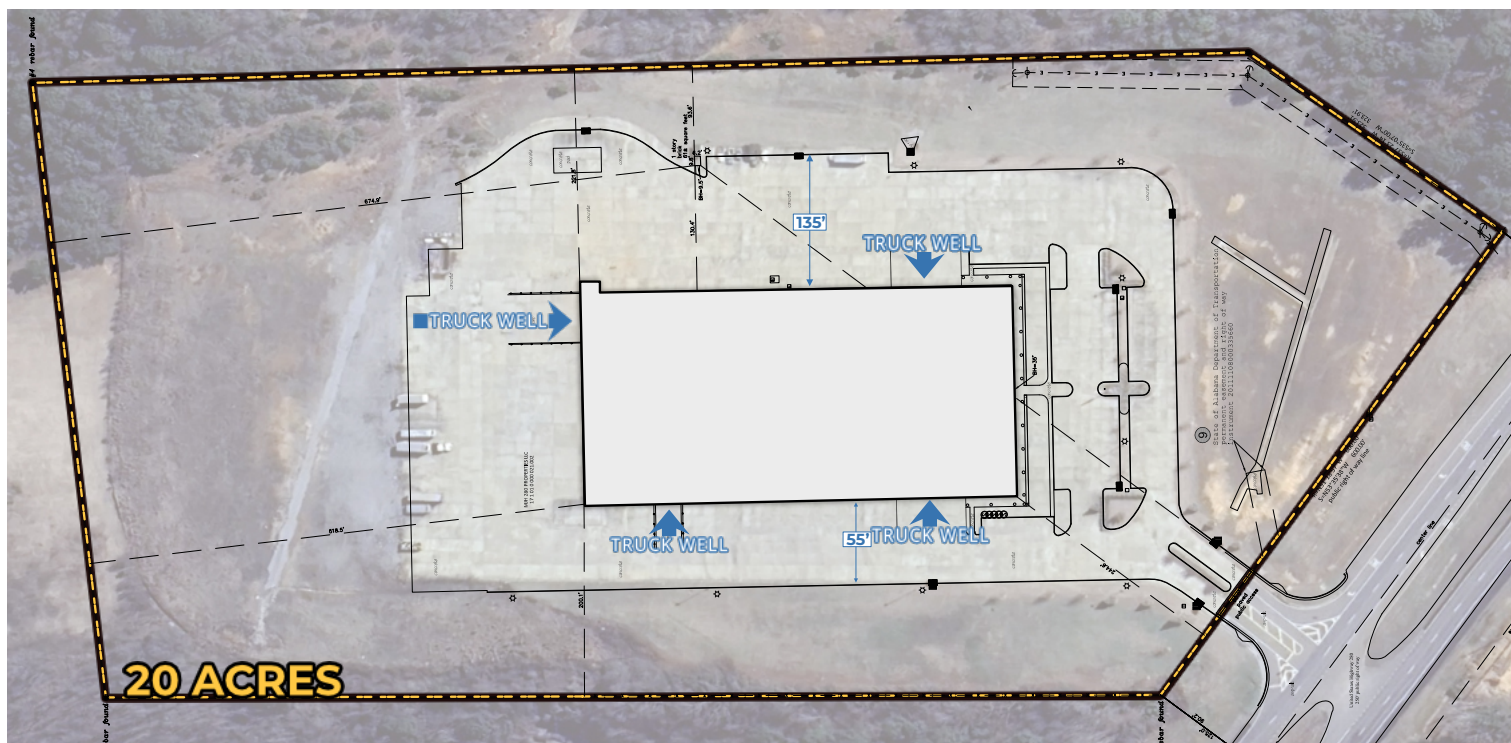
- Cross-loading; 6 dock-high doors on each side
- 18 Dock-high doors in all
- 7 Drive-in doors
- Dock shelters and levelers
- Cool/Controlled environment storage areas
- Refrigerated storage areas
- 3-Phase, 4-wire 480Y/277 Volt electrical service
- LED and high intensity fluorescent lighting





BREAKDOWN OF SF

Floor 1 office:	11,716 SF
Floor 2 office:	11,000 SF
Cross-dock loading	15,784 SF
Controlled environment warehouse	49,500 SF
Draught (refrigerated) room	3,400 SF
General warehouse	18,829 SF



- 14 Acres built out (5 Acres left for expansion)
- Concrete pads for truck and trailer storage
- Compact gravel yard for additional storage/parking
- Well maintained landscape
- Secured access includes fence and gate
- Truck court supports ample room for refrigerated box trucks and vans