

Former Scottsboro Aluminum Plant

SCOTTSBORO, ALABAMA 35769

1762 Goosepond Drive
Scottsboro, AL 35769

[View the Property Website](#)



**+/- 1,110,000 SF AVAILABLE ON +/- 96.29
ACRES WITH THE POTENTIAL FOR UP TO
+/- 660 ADDITIONAL ACRES**

Heavy Power, Rail/Crane Served, with Potential Barge Access

ATLANTA

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nmrk.com

NEWMARK

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AVAILABLE

SCOTTSBORO, ALABAMA

FACILITY OVERVIEW

Address:	1762 Goosepond Drive, Scottsboro, AL 35769
Building Size:	<ul style="list-style-type: none"> +/- 1,110,000 SF +/- 18,000 SF Office
Lot Size:	96.29 acres
Parcel No.:	34-06-24-0-000-001.000
Date of Construction:	1969
Construction:	<p>Floors: Concrete slab of various thickness. Sub-floors, utility chases, and tank containment pits.</p> <p>Walls: 10" concrete block wall skirt with metal clad walls above the wall skirt.</p> <p>Column Spacing: Varies, some clear span.</p> <p>Ceiling: Precast concrete rafters and exposed concrete ceiling panels with 40' + eave heights.</p> <p>Roof: Concrete roof at main sections of the property and Steel frame/metal clad sawtooth design.</p>
Condition of Property:	Capital improvements will be required before taking occupancy.
Paved Parking:	<ul style="list-style-type: none"> 200 car parking/spaces lot. +/- 2-acre asphalt parking. +/- 1.5 miles asphalt drive road around the property. +/- 3-acre asphalt Truck docking parking area.
Expansion:	660 additional acres surrounding property can also be acquired.
Sprinkler System:	100% Wet system.

Doors/Bays:	<ul style="list-style-type: none"> Six (6) bay doors, warehouse under +/- 420,000 SF (40%) of total building area. Six (6) 100' bays with 25' column spacing – concrete slab floor, with pre-cast concrete structural columns. Eleven (11) Recessed truck wells and doors.
Crane – Bays:	<ul style="list-style-type: none"> 10-ton cranes in 5 bays. 100' clear span - +/- 2,000' in length. Eave height of +/- 50'. A 150' ton crane with 25-ton auxiliary crane.
Zoning Classification:	Heavy Industrial.
Last Use:	Manufacturing and distribution.
Security:	Perimeter security fence.
Possession:	Immediate post repair work.
Ceiling Heights:	40' – 50'
Power:	Major power access can be restored. Working with TVA to restore 10 MW -15 MW. Electrical substation from TVA (on property) was dismantled. Major power access (200MW+) can be restored.
Utilities:	<p>Water: Supplied by Scottsboro-WSG.</p> <p>12-inch water main on Highway 79:</p> <ul style="list-style-type: none"> The 8-inch line to the building will require an inspection to assess its condition and will likely need reconstruction. There is a 2-million-gallon city-owned water tank that provides loop hydrant fire protection with a 16-inch line, which reduces to a 10-inch line surrounding the building. <p>Sewer: There is an on-site package plant that is no longer operational. The city has two sewer pump stations in the area, and a sewer line to the facility will be required, but it is feasible.</p> <p>Natural Gas: Supplied by Marshall County Gas. There is a 15-inch above-ground gas line to the building.</p>

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FACILITY OVERVIEW

Heat:	Gas fired units.
Rail:	Norfolk Southern Rail (4 Spurs into property and 2 tracks into buildings).
Transportation:	Located 41 miles east of Huntsville, AL, and I-565, on Interstate quality four-lane US Highway 72, the Port of Huntsville is 50 miles west.
Property Rights:	Property has River Rights access to the Tennessee River. Loading Barge Area Nearby.



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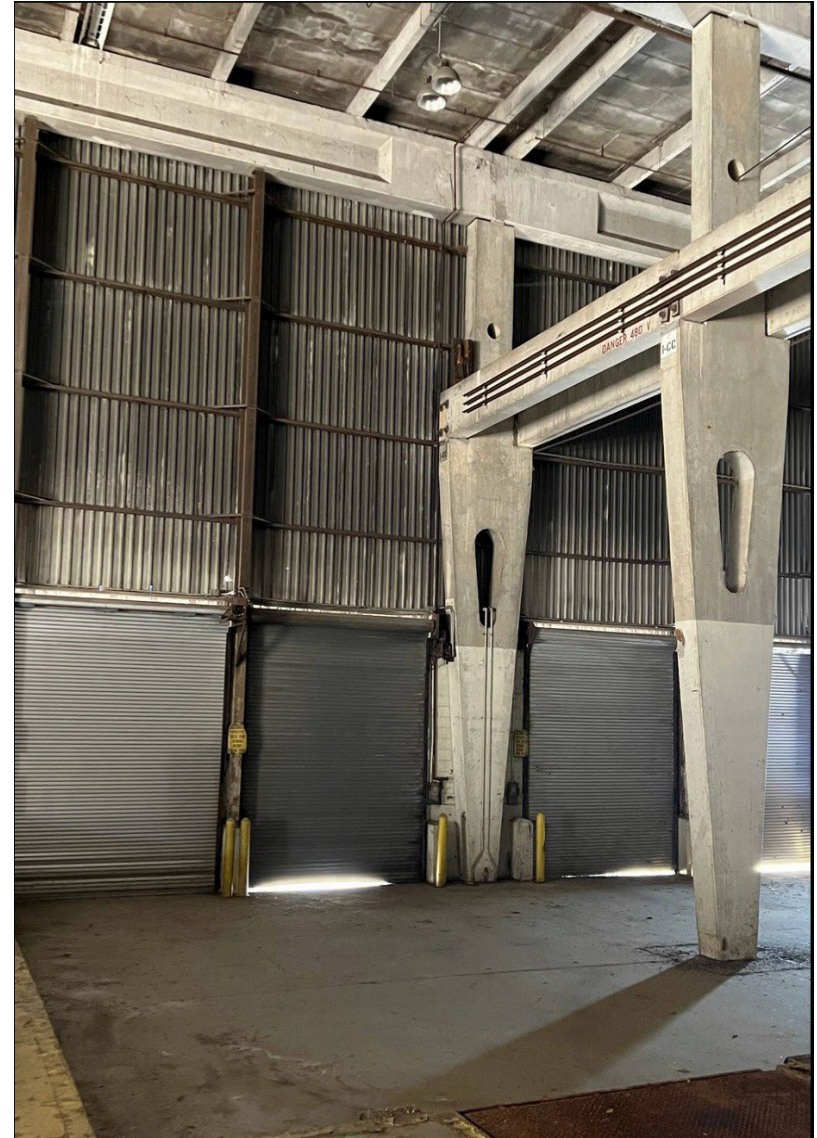
FACILITY PHOTOS



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SCOTTSBORO, ALABAMA

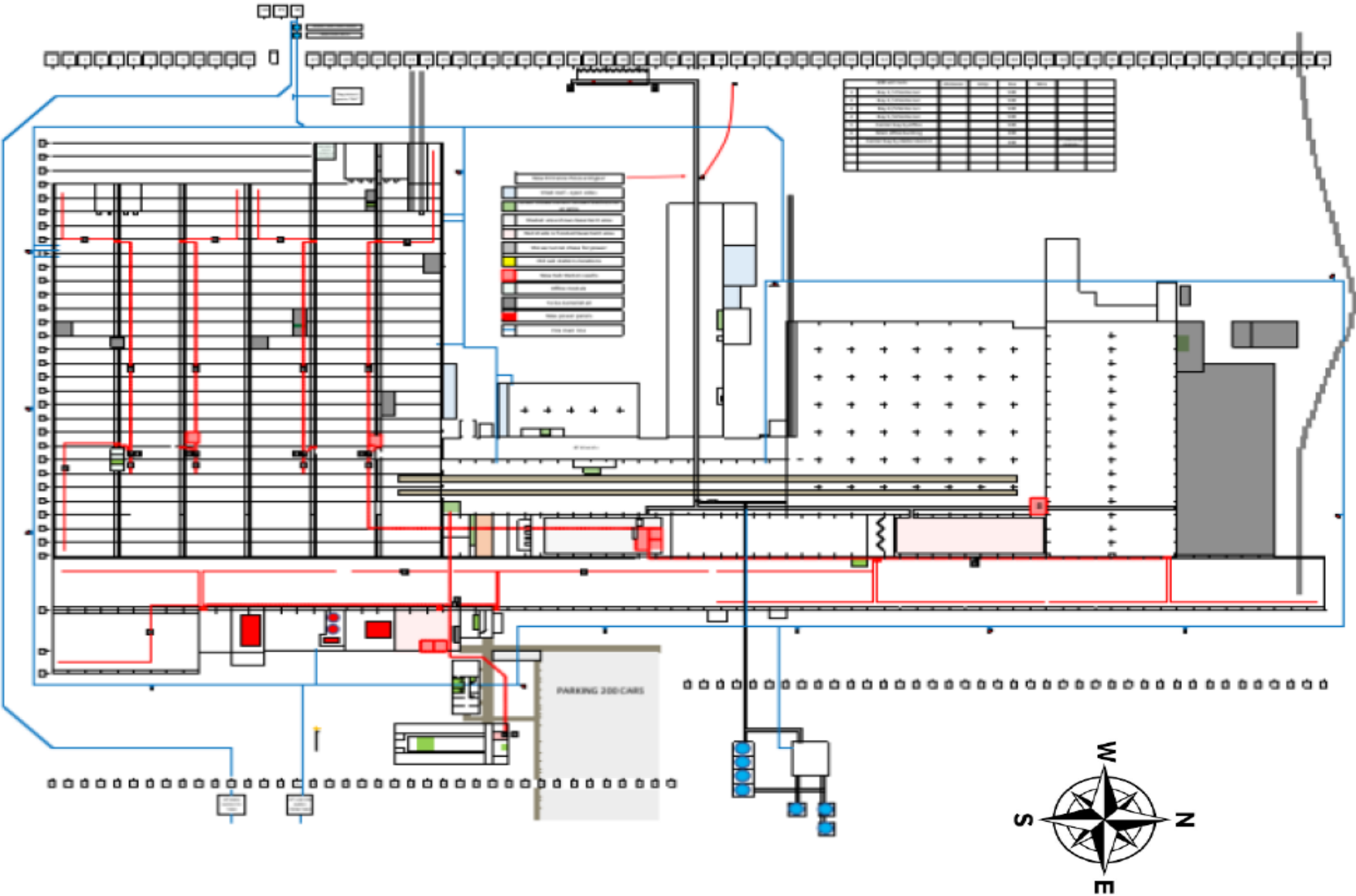
FACILITY PHOTOS



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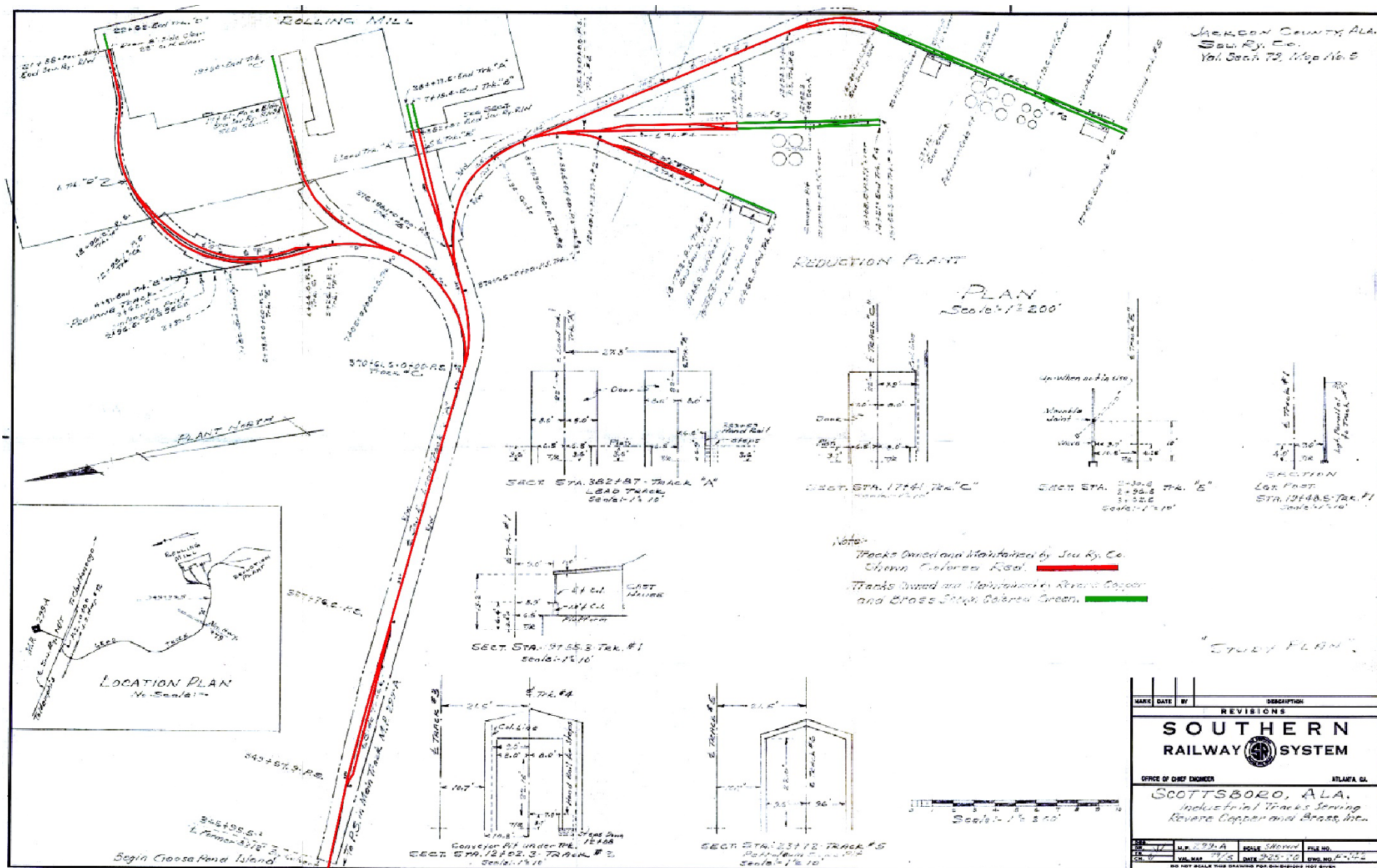
SCOTTSBORO, ALABAMA

FLOOR PLAN



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RAIL LAYOUT



AVAILABLE

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AERIAL



Major companies in the area:

Coca-Cola Bottling Company	Lozier
Dollar General	Manpower
Door Dash	Mohawk Industries
Encompass Health	Rheem Manufacturing
Fastenal	Sherwin-Williams
Fresenius Medical Care	Taylor Manufacturing
L&L Lumber Company	WIS International

AVAILABLE

SCOTTSBORO, ALABAMA

PARCEL MAP



Parcel A is the subject property totaling 96 acres.

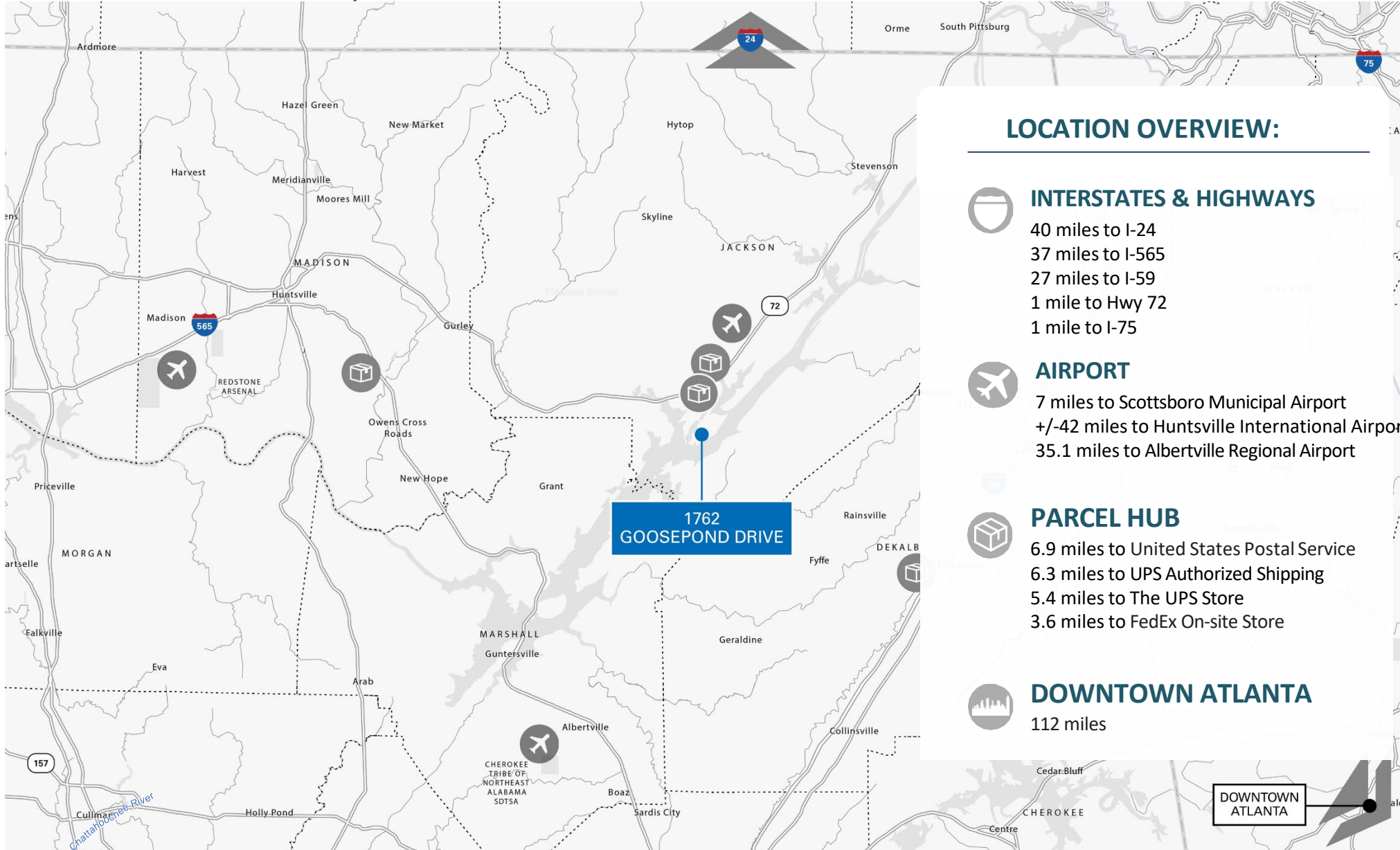
Parcels B and C total 660 acres and are also available for sale.

537 acres of raw land owned by the municipality (**Parcel D**) could also potentially be available for certain projects.

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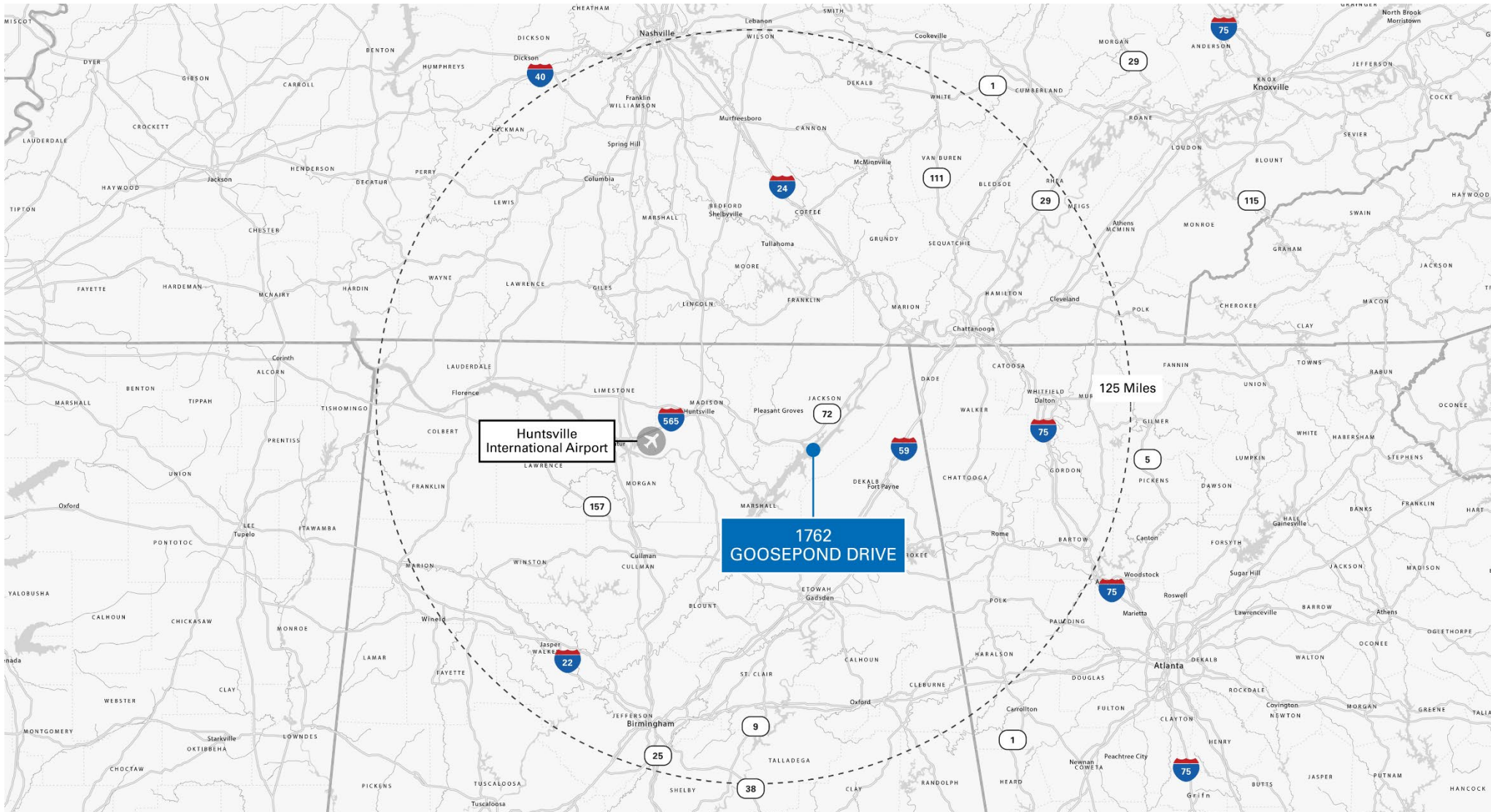
LOCAL MAP



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SCOTTSBORO, ALABAMA

REGIONAL MAP



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\$3.1B+

Revenues
Trailing 12 Months

+8,500

Professionals

~170

Office Locations

~\$1.1T

Transaction Volume
2024

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United States

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Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at ngkf.com/research.

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