

51 Probilt Drive | Wedowee, AL

136,150 Total SF on 32 Acres

FOR SALE - \$7,200,000.00



NEWMARK

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326 | t 770-552-2400

FOR ADDITIONAL INFORMATION

BART HARDISON, SIOR

Senior Managing Director

t 404-915-6941

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Facility Overview

BUILDING SPECS	
Address:	51 Probilt Drive, Wedowee, Alabama 36278
Building Size:	136,150 SF
Acreage:	32 acres
Expansion:	Potential to add additional 100,000 SF
Number of Buildings:	<p>Total Six</p> <p>Main: 100,250 SF</p> <p>Office: 3,600 SF</p> <p>Storage: 6,000 SF</p> <p>6,000 SF</p> <p>7,500 SF</p> <p>2,800 SF</p>
Construction:	<p>Floors: Concrete</p> <p>Walls: Insulated Metal</p> <p>Roof: Standard Seam</p> <p>Columns: Steel pole</p>
Date of Construction:	1994
Condition of Property:	Good
Building Dimensions:	250' x 425'
Ceiling Height:	20' – 28' to deck
Column Spacing:	80' x 25'
Office:	3,600 SF stand alone; connected to manufacturing facility via covered walkway
Rest Rooms:	Recently remodeled – ample available
Parking:	Paved, 90 marked spots
Lighting:	LED
Utilities:	<p>Water: Supplied by 6" main. Capacity is 90 pounds</p> <p>Sewer: Yes</p> <p>Natural Gas: Supplied by Randolph County Utilities 4" main</p> <p>Fiber: Spectrum</p>
Sprinkler System:	Stubbed Out
Power:	3-Phase 240-280V & 480V, 1,000 Amps Bus bar 3 - Electrical Durability
Air Conditioning:	Office
Ventilation:	Vents
Compressed Air	3" air pressure line
Truck Loading:	<p><u>Tailgate Docks</u></p> <p>East – Three (3) tailgate loading docks</p> <p>North – Two (2) tailgate loading docks</p> <p>West – Four (4) tailgate loading docks with levelers, seals and dock latches</p> <p><u>Drive-in Doors</u></p> <p>Three (3) ground-level drive-in doors</p>
Zoning:	TBD
Last Use:	Assembly Plant Retail Aluminum Assembly - door
Transportation:	29 miles south of I-20 via US Highway 431.34 miles south of Oxford. 94 miles east of Birmingham.
Taxes:	2023: \$22,011.14
Additional Information:	<p>9,372 SF</p> <p>(1) Kiln</p> <p>Dust collection system</p> <p>(1) Truck scale</p>

Building Exterior



Building Exterior



Building Interior



Local Map

LOCATION OVERVIEW

INTERSTATES & HIGHWAYS

- 29.5 miles to I-20
- 104 miles to I-85

AIRPORT

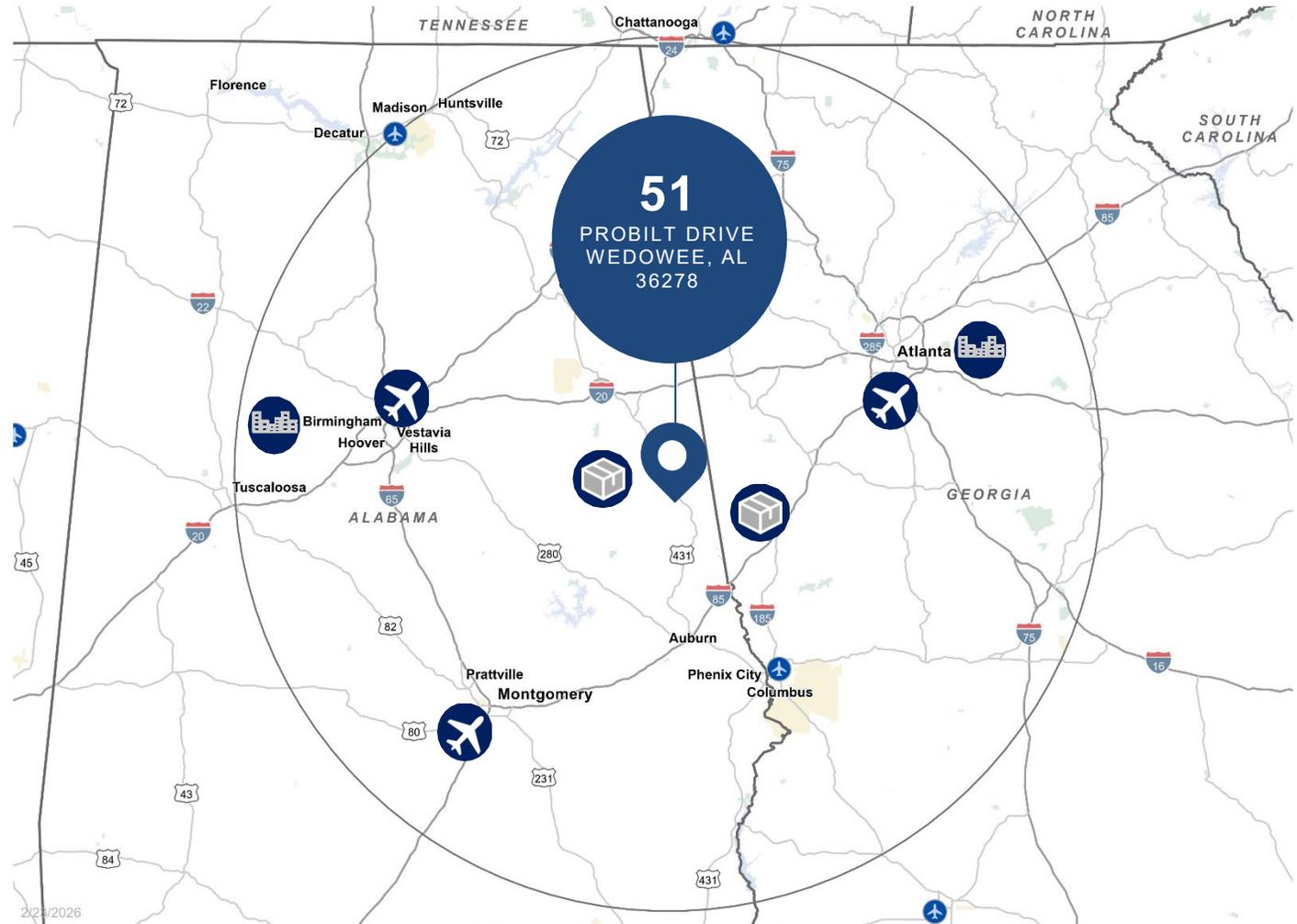
- 77.4 miles to Hartsfield-Jackson Atlanta Int'l Airport
- 91.5 miles to Birmingham Airport (BHX)

PARCEL HUB

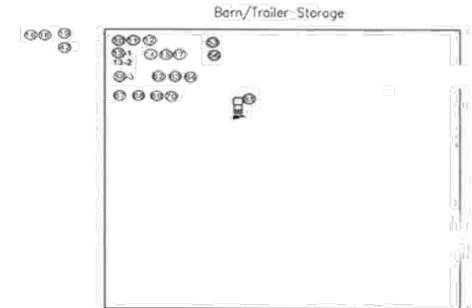
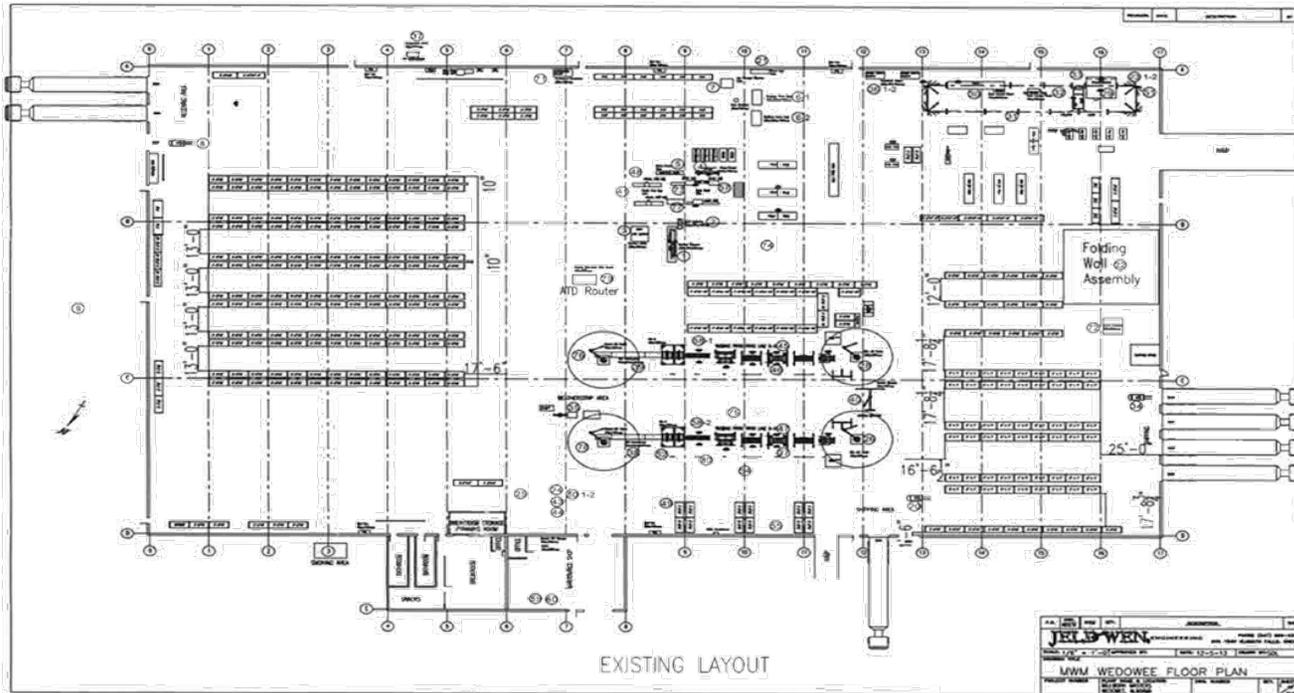
- 2.6 miles to FedEx
- 4.7 miles to USPS

MAJOR CITIES

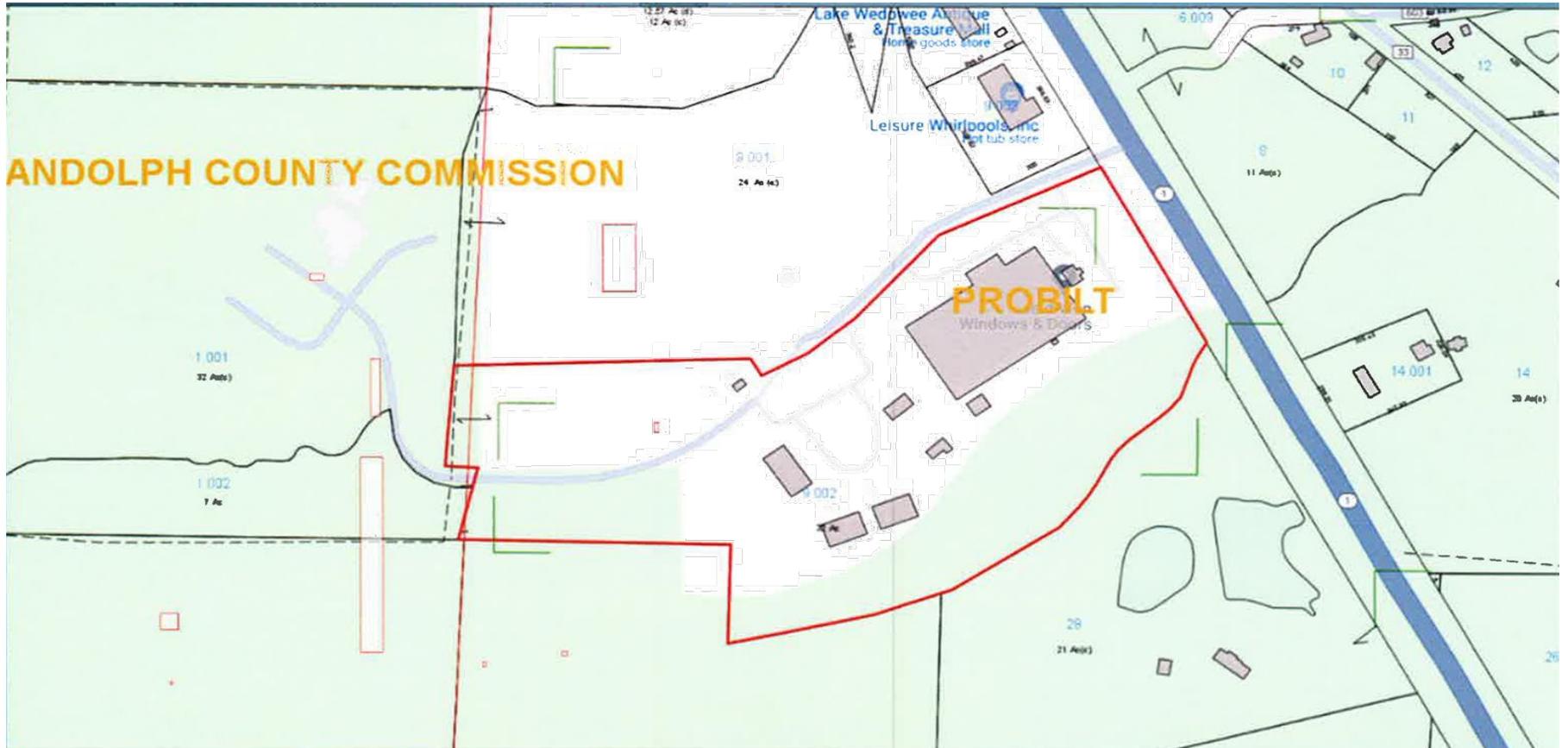
- 90.2 miles to Atlanta, GA
- 96 miles to Birmingham, AL



Plant Layout



Plant Plot



Aerial



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ATLANTA OFFICE

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