



INDUSTRIAL PROPERTY FOR LEASE

9,375 SF

1340 Valley Industrial Drive
Valley, AL 36854



PROPERTY DETAILS

BUILDING SIZE

- Approximately 9,375 SF free-standing warehouse building. This building is located on the same grounds as the 602,134 SF Flagship East Alabama facility, which is fully occupied by two warehouse and distribution companies.

BUILDING DIMENSIONS

- 75' x 125'

CONSTRUCTION

- Walls: Pre-engineered metal
- Roof: Steel deck with built-up roof

CEILING HEIGHTS

- 21' to the underside of the roof joists

COLUMN SPACING

- 25' x 25'

TRUCK LOADING

- Five (10' x 10') drive-in doors

LIGHTING

- Metal halide (subject to being upgraded to LED)

UTILITIES

- Power: Supplied by Alabama Power
- Water: Supplied by East Alabama Water & Sewer
- Sewer: Supplied by East Alabama Water & Sewer
- Natural Gas: Supplied by Spire Energy

FIRE PROTECTION

- 100% wet system; 5,000,000-gallon reserve water pond at the front of the building

VENTILATION

- Two wall-mounted exhaust fans with intake louvers at opposite ends of the building

OFFICE SPACE

- One 12' x 19' office area with air-conditioning, divided into two spaces

LAVATORIES

- One restroom with toilet and lavatory

PARKING

- Abundant paved parking adjacent to the building

OPEX

- CAM: \$0.81/SF
- Taxes: \$0.15/SF
- Insurance: \$0.60/SF

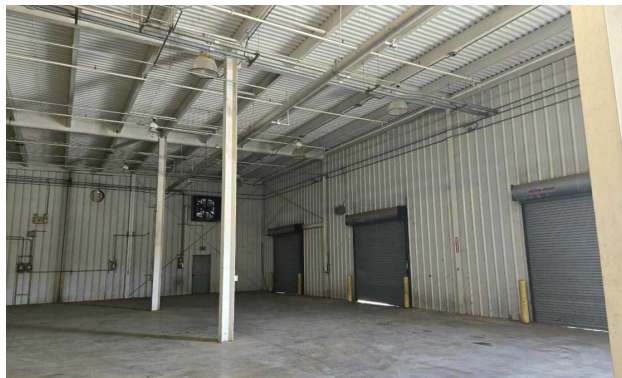
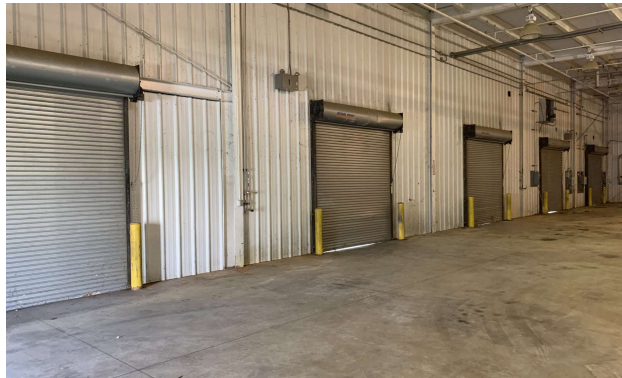
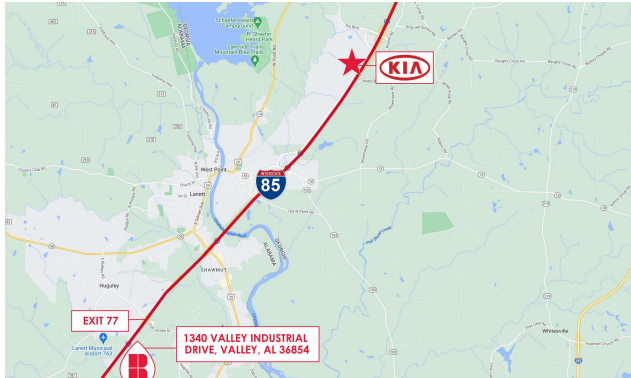
LOCATION

- Excellent location on I-85 at Exit 77, approximately 10 miles from KIA Automotive Assembly Plant in West Point, GA and 77 miles from Hartsfield-Jackson Atlanta International Airport.

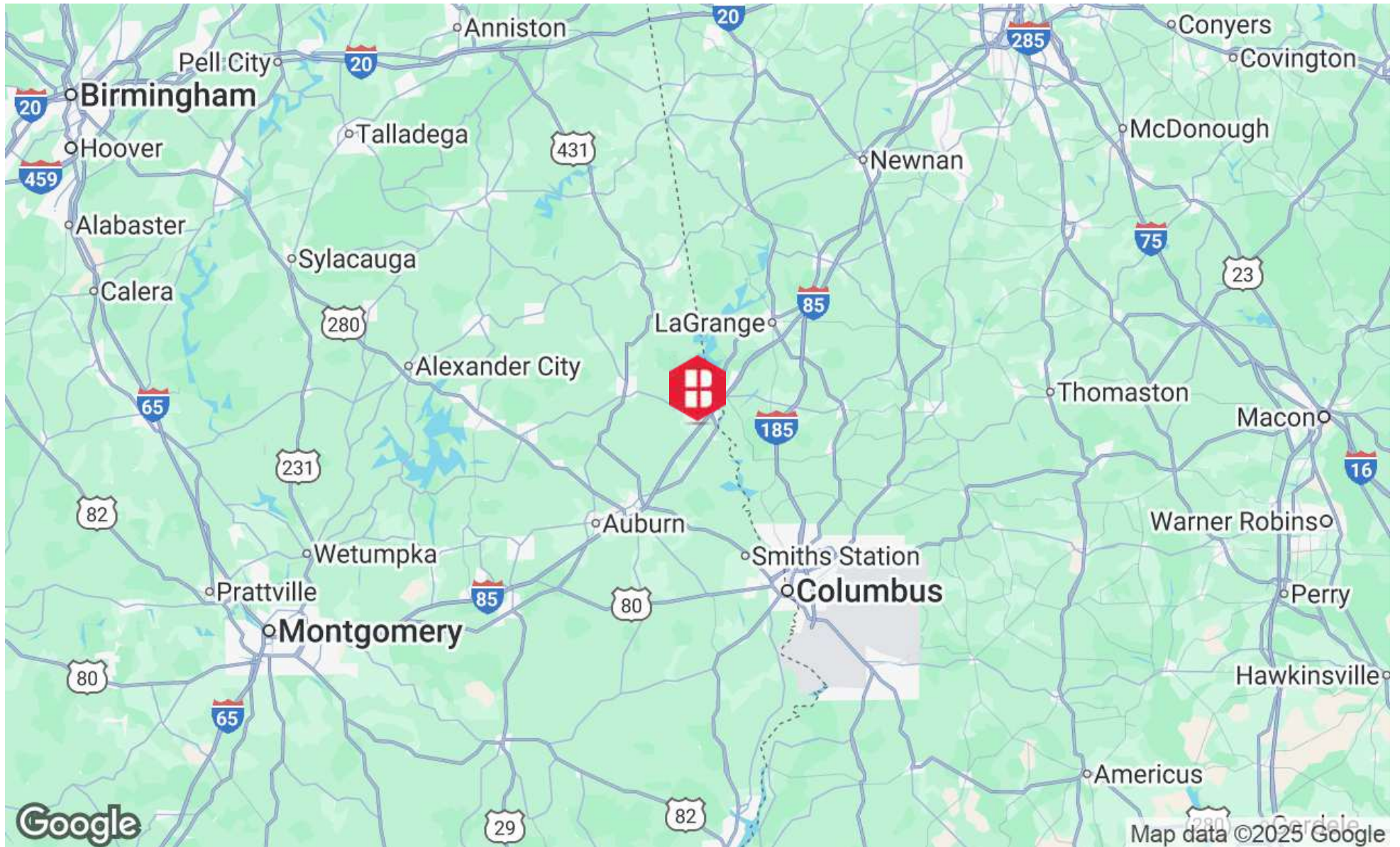
PROPERTY CONDITION

- Very good

ADDITIONAL PHOTOS



LOCATION MAP





BINSWANGER
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