

# 3810 Pleasant Valley Road

Attalla, Alabama 35954



## Property Highlights

**+ 292,162 SF** Warehouse/Manufacturing Facility

- Building 1: 250,645 SF
- Building 2: 31,854 SF
- Building 3: 9,663 SF

**+ Zoned M-1**

**+ 4,200 SF** Office space

**+ 13 AC** site

- Property currently undergoing renovations
- Rail spur access on site

**+ Possibility to subdivide**

**+ Call for Pricing**

## Contact Us

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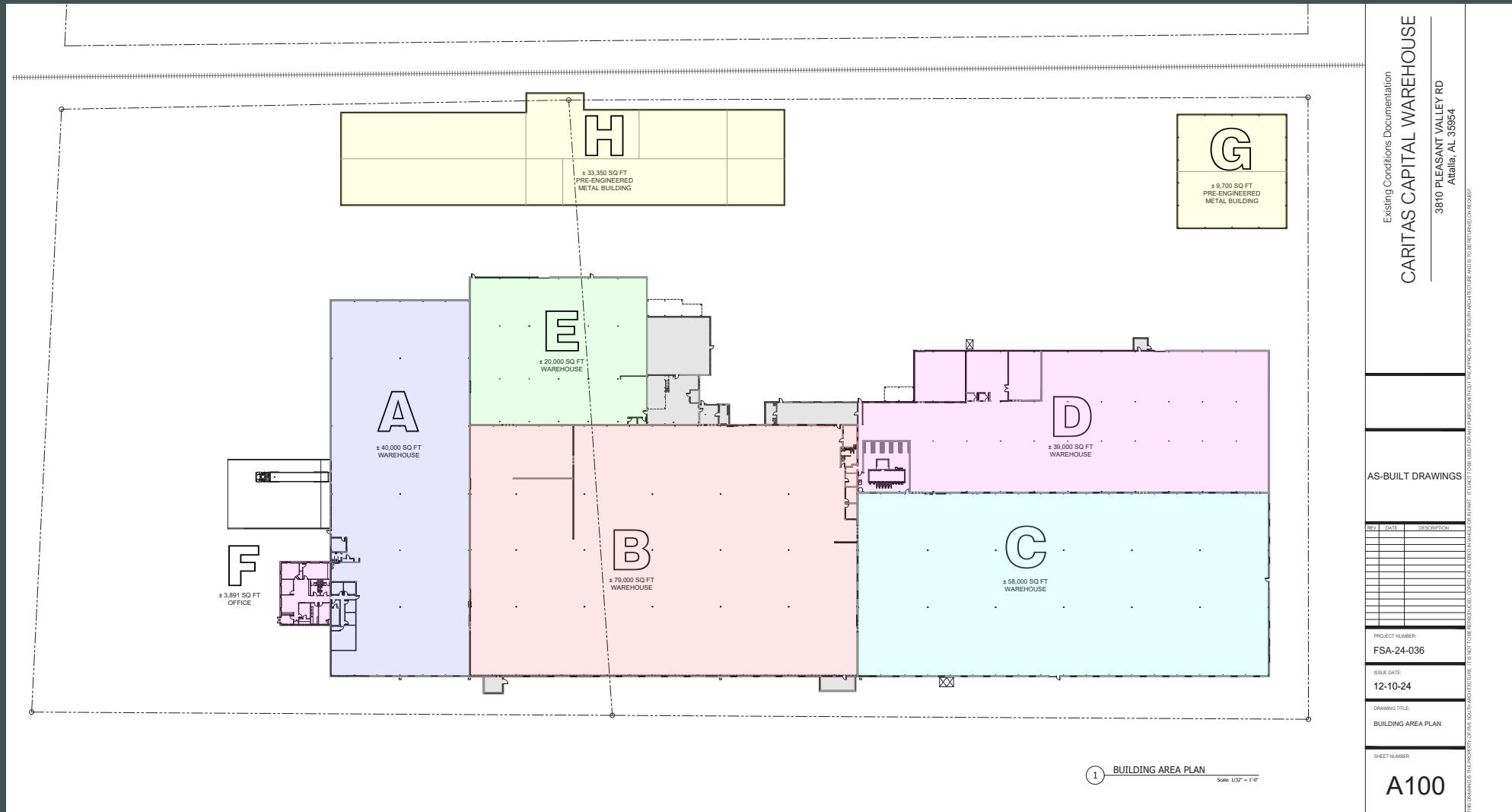
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# Excellent Location with Rail Spur Access



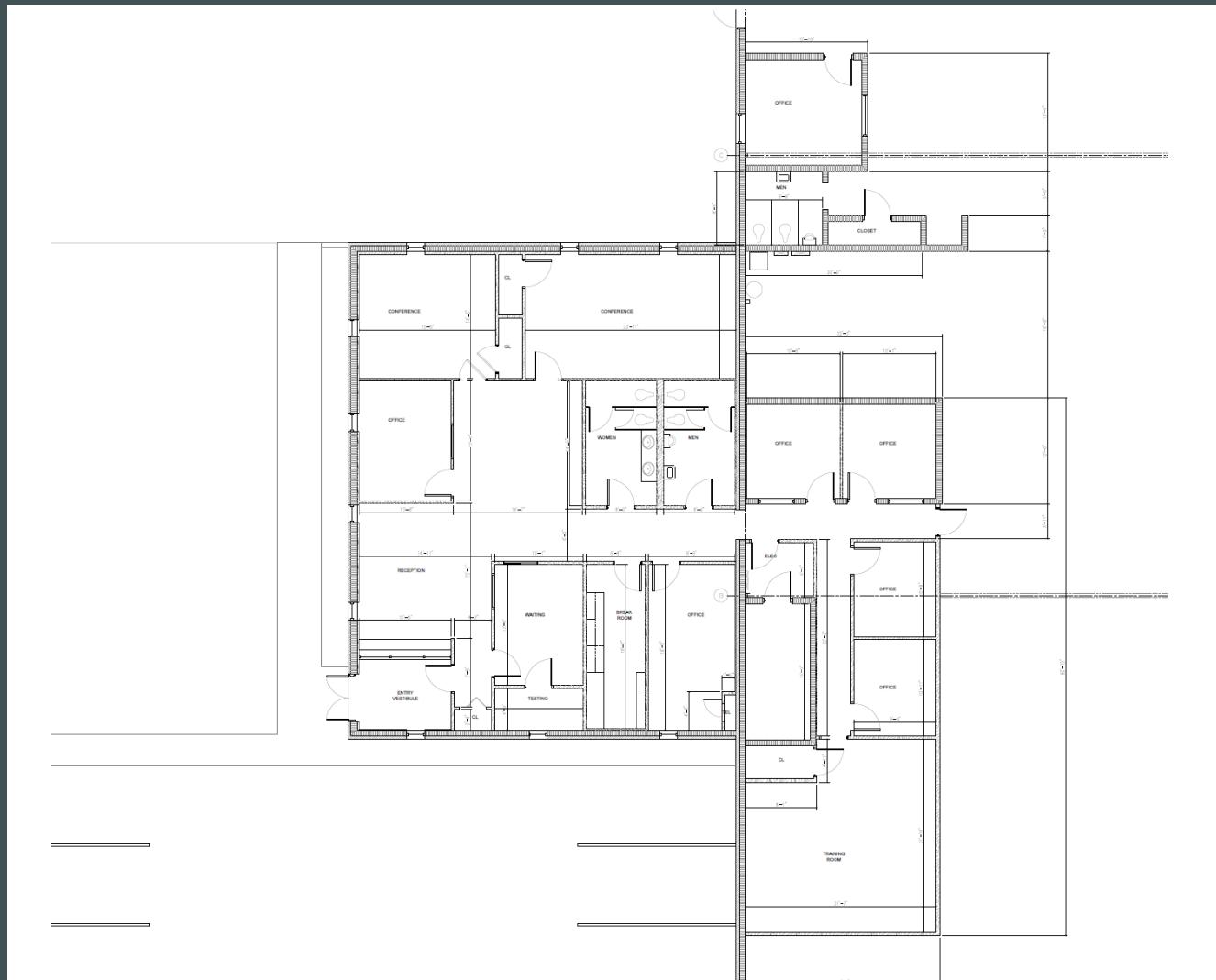
# Site Plan



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# Existing Office Layout



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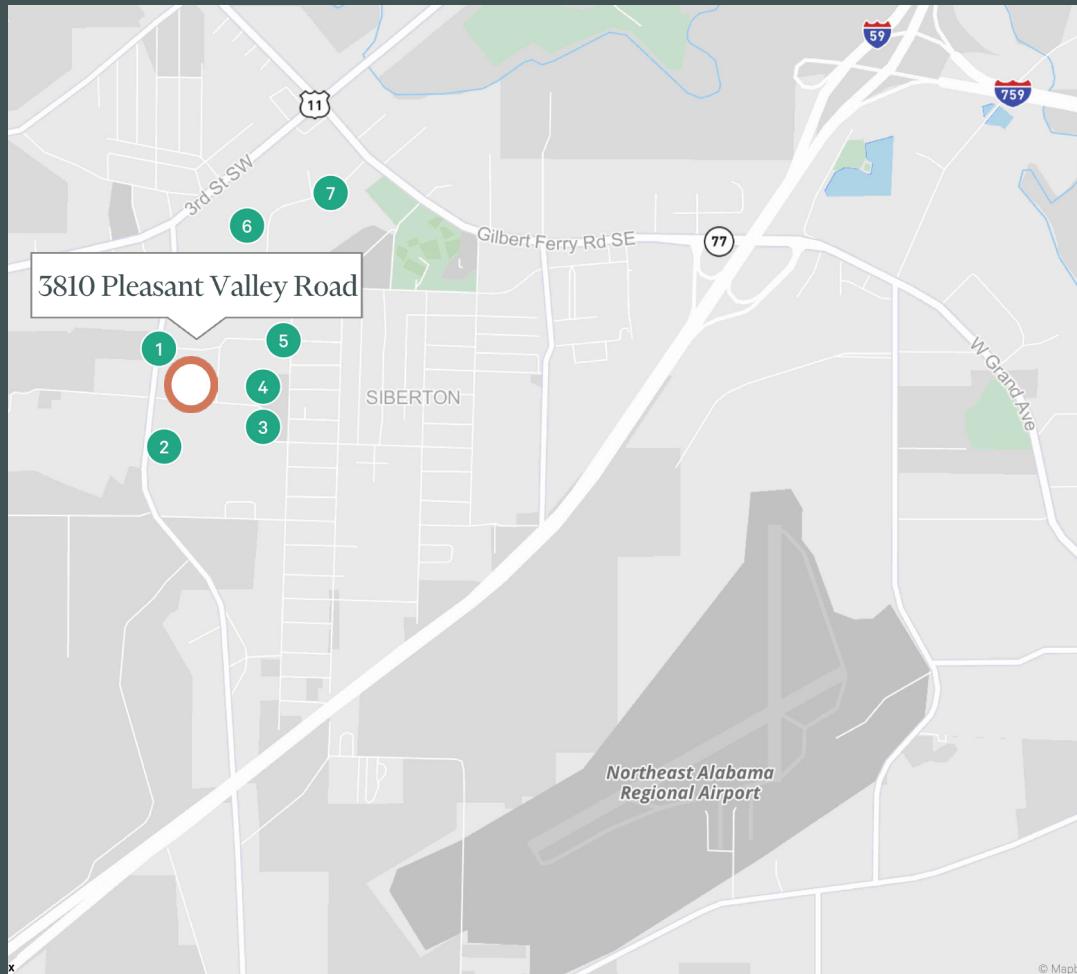
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# Interior Photos



# Site Aerial



## Surrounding Area Highlights

- + Located 2.85 miles from I-59 which connects Birmingham to Chattanooga
- + Access to Norfolk Southern Railway and rail spur access to property
- + Close proximity to the Northeast Alabama Regional Airport

## Surrounding Industrial Tenants

1. Dean's Sausage Company
2. Kentucky Farm Kitchen
3. Allied Crawford Inc.
4. Acco Louden and Trambeam Plant
5. DWS Machine Inc.
6. Lineage
7. United Rentals

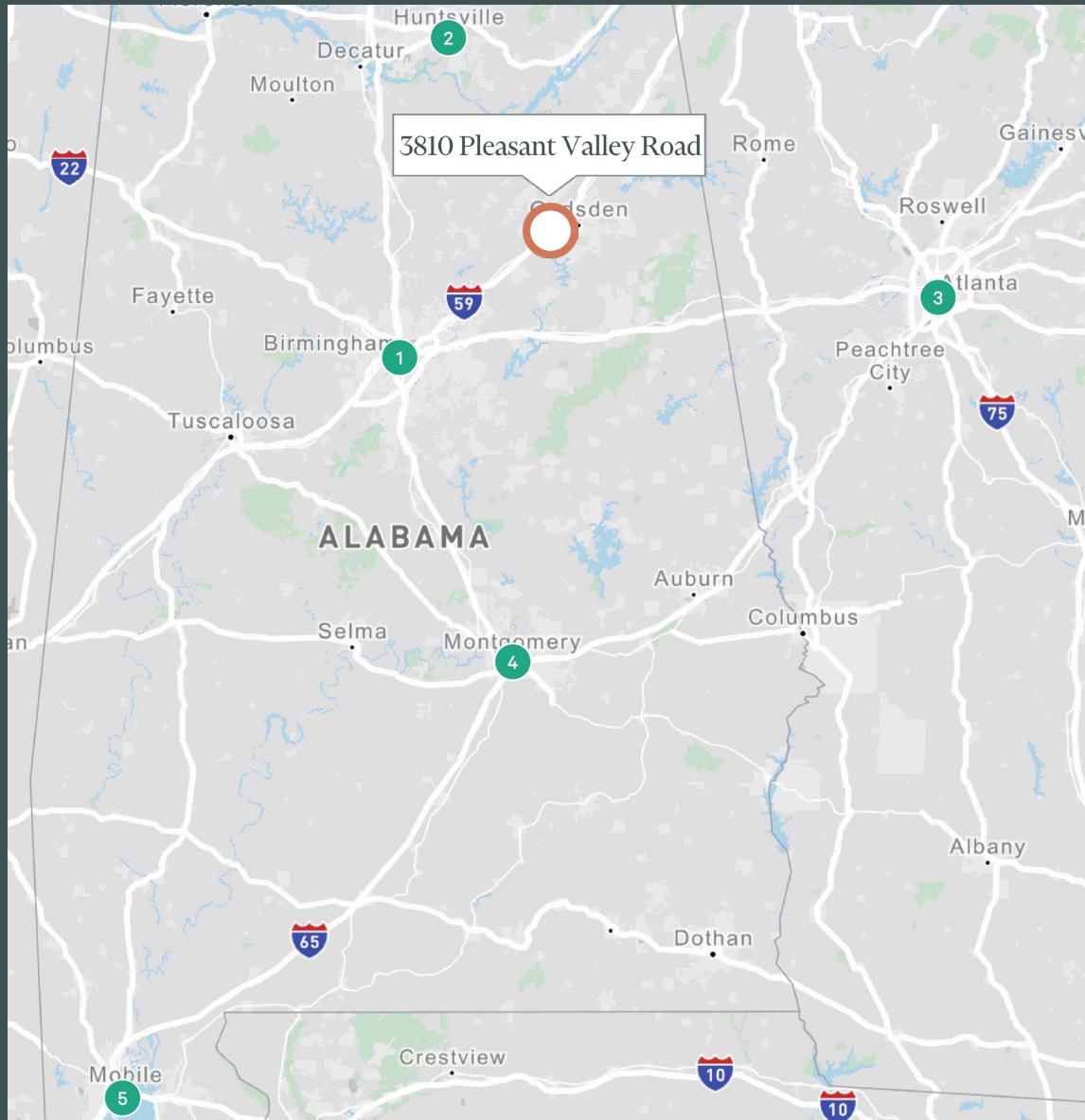
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# Regional Aerial



## Distance to Major Cities

Location	Distance
Birmingham, AL	56.2 Miles
Huntsville, AL	69.4 Miles
Atlanta, GA	124 Miles
Montgomery, AL	131 Miles
Mobile, AL	291 Miles