



 Florence-Lauderdale Industrial Park

150K Speculative Building

150K SPEC BUILDING

17-ACRES

The Shoals EDA has completed construction of a new 150,000 square foot speculative building in the Florence-Lauderdale Industrial Park in Florence, Alabama. The pre-engineered metal building measures 375' x 400' with a 36' eave height and 75' x 33'6" column spacing. The building sits on a 17-acre lot, within the Florence-Lauderdale Industrial Park. The Shoals has a strong industrial base with a robust skilled workforce to support your operations. Contact The Shoals EDA today to discuss purchase or build-out-to-suit options and learn more about why you should Select the Shoals!

General Comments:

Designated as an Advantage Site by the Economic Development Partnership of Alabama (EDPA). This means that the documentation critical to the site selection process is available for industry.

Address: 625 Gerrard Drive Florence, AL 35630

MSA: Florence-Muscle Shoals MSA

County: Lauderdale

City Limits: Yes

Latitude: 34.8674

Longitude: -87.6507

For Sale or Lease: Yes

Sale Price: \$9M

Lease Rate: TBD

Ownership: Public

Price Negotiable: Yes

SITE INFORMATION

Total Square Feet	150,000	Zoning:	Light Industrial
Total Acres:	17	Covenants:	Yes
Contiguous Acres:	17	Fire Rating:	3
Multi Tenant:	No	Floodplain:	No
Rail:	No	Previous Use:	Spec Building

Foreign Trade Zone: A subzone of Foreign Trade Zone 83 can be established

STUDIES

Phase I ESA	Yes
Preliminary Wetlands	Yes
Geotechnical/Soils Study	Yes
Cultural Resources Study	Yes
Endangered Species	Yes

SITE CERTIFICATIONS





UTILITY INFORMATION

- Electricity:** Florence Utilities - Distributor, TVA - Supplier, 3-phase; 44 kV subtransmission lines and 12 kV distribution lines
- Water:** Florence Utilities: 8-inch line adjacent to the site. Water treatment plant capacity is 24 MGD with 8 MGD available.
- Wastewater:** Florence Utilities: 12-inch main runs across the southwest corner of the site. Wastewater treatment plant capacity is 35 MGD with 25 MGD available.
- Natural Gas:** Florence Utilities: 6-inch 125 PSI line and 3-inch 125 PSI line adjacent to site.
- Telecom:** AT&T; Comcast; Windstream; Fiber optic service - up to 1+ Gbps; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1, ISDN-PRI

TRANSPORTATION

- Highway:** I-65 - 45 miles US Highway 72 Alt. - 4 miles AL Highway 20 - 6 miles
- Air:** Northwest Alabama Regional Airport (MSL) - 10 miles; Huntsville International Airport (HSV) - 66 miles; Birmingham International Airport (BHM) - 126 miles, Nashville International Airport (BNA) - 121 miles
- Water:** Tennessee River, 9-foot navigable channel; flow regulated by dams; not adjacent to site
- Port:** Port of Florence - 7 miles by road



COMMUNITY INFO

The Shoals area, Florence-Muscle Shoals MSA, is the regional center for commerce, industry, education, and healthcare in Northwest Alabama.

For more information about our community or The Shoals EDA organization, visit shoalseda.com.



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THE SHOALS
ECONOMIC DEVELOPMENT AUTHORITY

