



FOR LEASE | **1,921,892 SF**
922 E MEIGHAN BLVD | **GADSDEN, AL**
KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



**CLOSE PROXIMITY
TO I-759 & I-59**



**CENTRALLY LOCATED
TO 4 METROPOLITAN
CITIES IN ATLANTA,
BIRMINGHAM,
HUNTSVILLE, &
CHATTANOOGA**



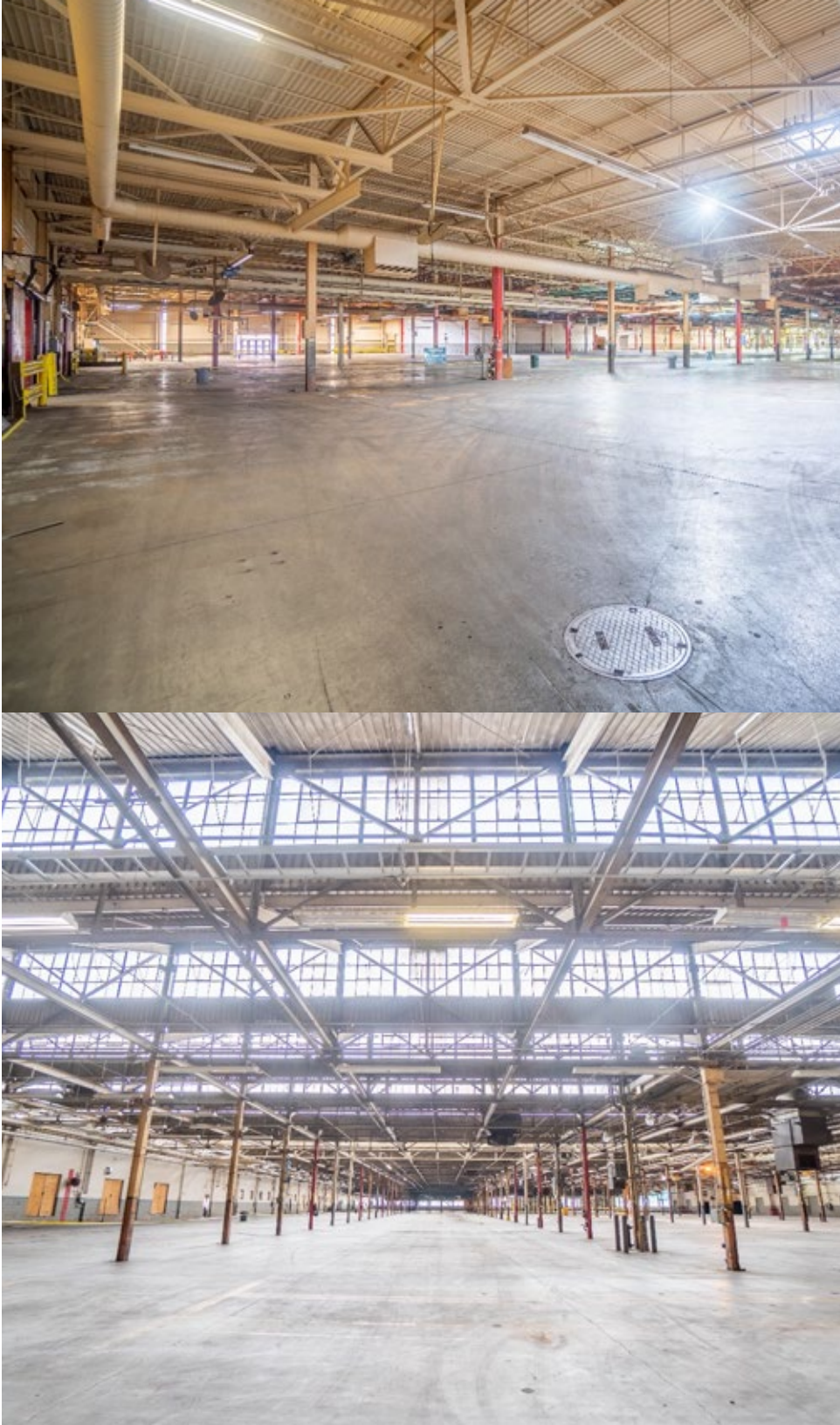
**ETOWAH COUNTY
BOASTS A QUALITY
WORKFORCE**



PROPERTY DETAILS

922 E MEIGHAN BLVD | GADSDEN, AL

AVAILABLE SPACE	1,921,892 SF
MINIMUM DIVISIBLE	31,861 SF
DOCK DOORS	30
CLEAR HEIGHT	20' - 30'
ROOF	Metal & Built-Up
WALLS	Masonry & Metal
FLOORS	Reinforced Concrete
LIGHTING	Fluorescent & Incandescent
ELEVATORS	Three 10,000-lb, One 20,000-lb Freight
YEAR BUILT	1929, 1940, 1945, 1955, 1970, 2008, 2015
FIRE SUPPRESSION	Wet System
POWER	2600 V 3-Phase Power
PARKING	Ample Car & Trailer Parking
LAND AREA	163.93 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	15-01-02-0-001-024.000
	15-01-11-1-000-014.000
	15-01-11-2-000-002.000
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	15-02-03-4-000-003.000
	15-02-03-4-000-009.000
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RAIL ACCESS	Yes
OPEX ESTIMATE	\$0.30/SF



FLOOR PLAN

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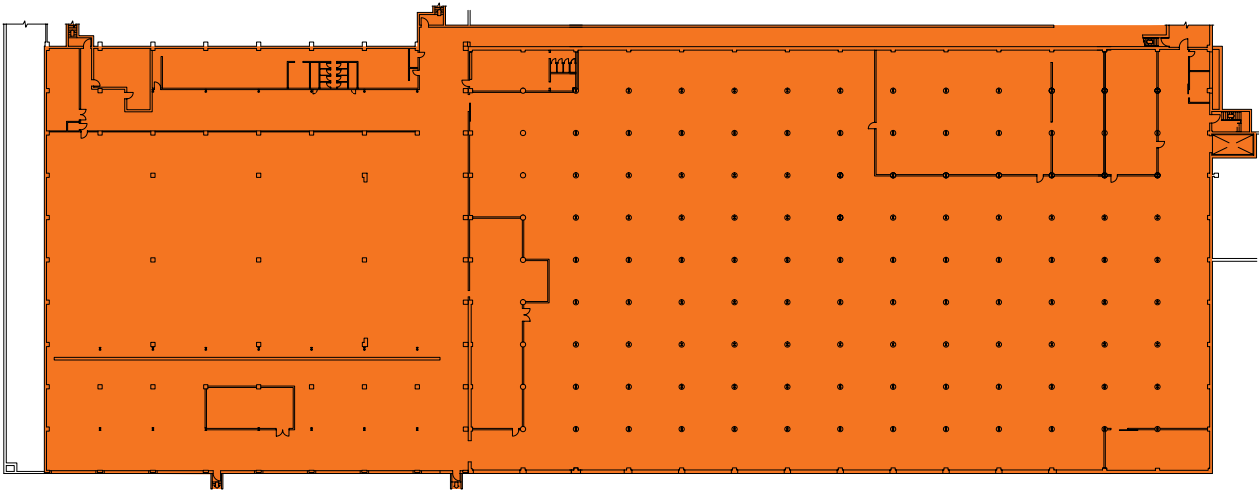
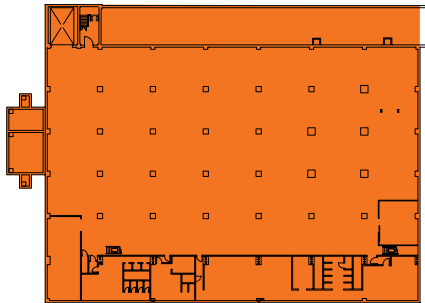
NUMBER	CLEAR HEIGHT	SQUARE FEET
1	24'	492,735 SF
2	20'	364,671 SF
3	12' - 18'	69,673 SF
4	9' - 18'	106,120 SF
5	9' - 18'	65,928 SF
6	9' - 12'	62,779 SF
7	N/A	31,861 SF
TOTAL		1,193,767 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



FLOOR PLAN

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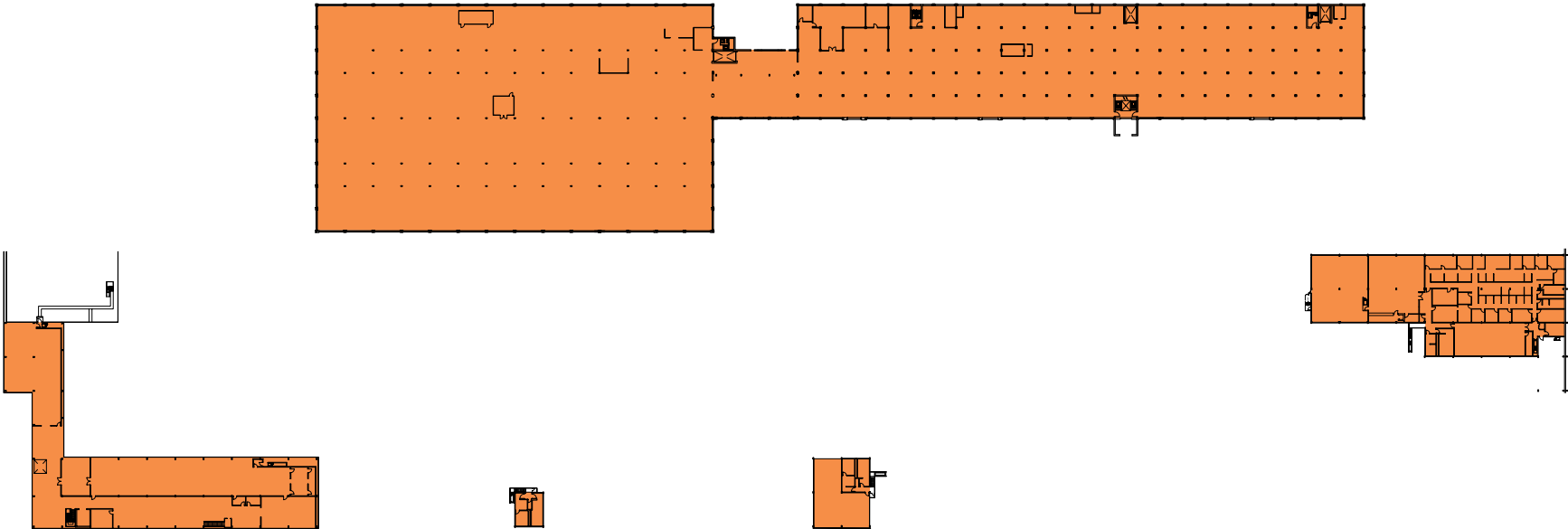


SPACE DESIGNATION	SQUARE FEET
BASEMENT	141,505 SF



FLOOR PLAN

922 E MEIGHAN BLVD | GADSDEN, AL

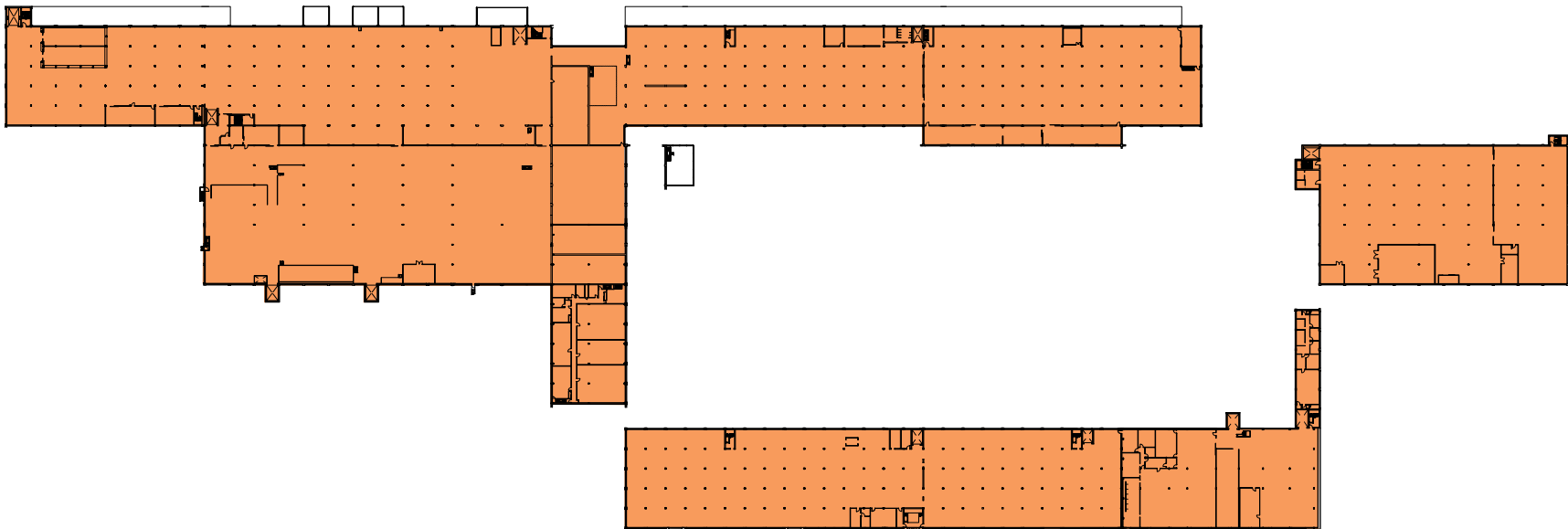


SPACE DESIGNATION	SQUARE FEET
SECOND FLOOR	166,708 SF



FLOOR PLAN

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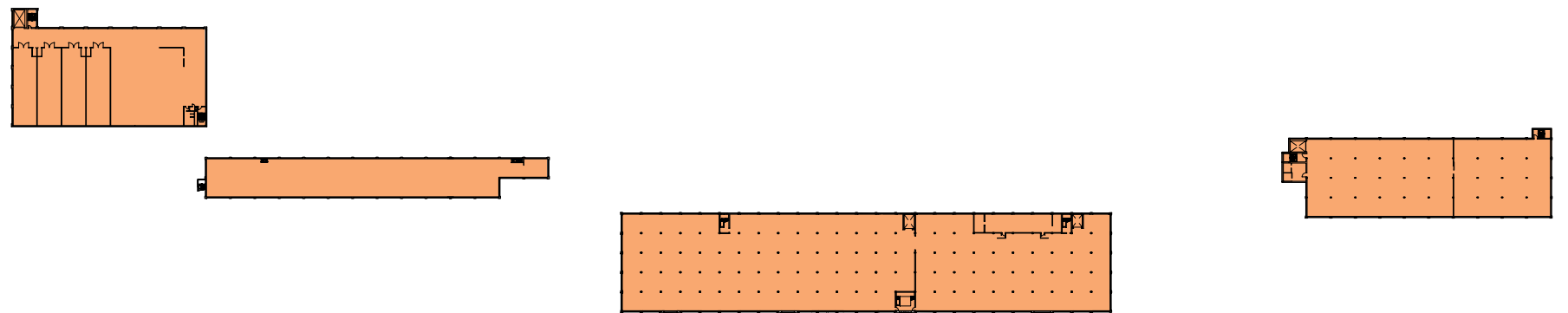


SPACE DESIGNATION	SQUARE FEET
THIRD FLOOR	313,715 SF



FLOOR PLAN

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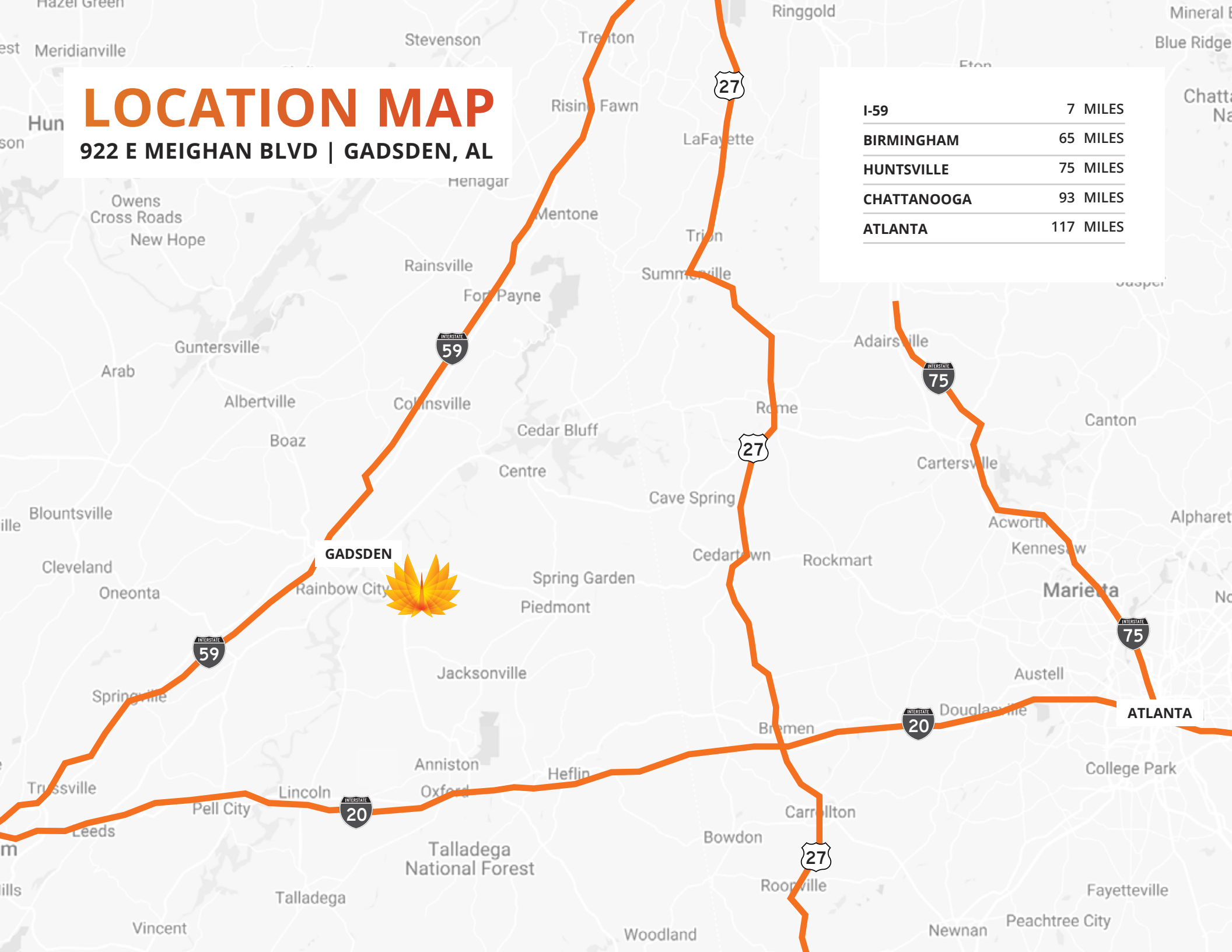
SPACE DESIGNATION	SQUARE FEET
FOURTH FLOOR	106,197 SF



LOCATION MAP

922 E MEIGHAN BLVD | GADSDEN, AL

I-59	7 MILES
BIRMINGHAM	65 MILES
HUNTSVILLE	75 MILES
CHATTANOOGA	93 MILES
ATLANTA	117 MILES





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