

# MANUFACTURING WAREHOUSE FOR SALE

## 53 COOSA COUNTY ROAD 322, ALEXANDER CITY, AL 35010



### PROPERTY HIGHLIGHTS

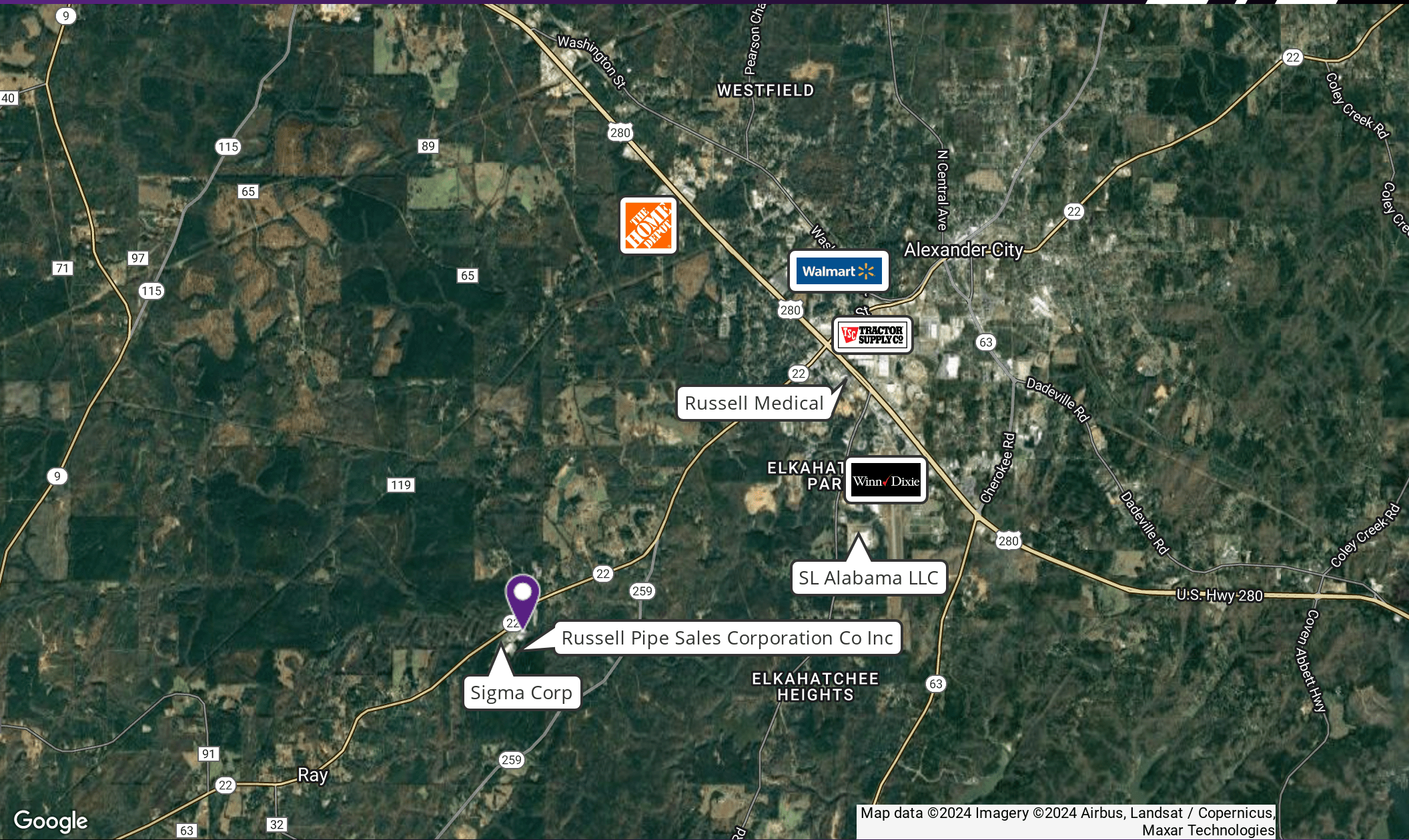
- Extremely clean & well-maintained property - immaculately kept landscaped grounds with a ±126,000 SF building on 23 deeded acres
- Entrance fronts Highway 22, just 3 miles from Highway 280 in Alexander City
- Exterior construction of building walls consists of poured concrete and insulated
- First Floor: Flooring consists of tongue & groove wood decking finished floor on tongue & groove wood decking substrate on structural steel beam frame
- Bottom Floor consists of 12 inch thick, finished concrete flooring
- Cargo elevator
- Four loading docks - 2 upstairs and 2 downstairs with ramps
- 16 foot ceiling clearance to bottom of beams on both floors
- New LED lighting throughout
- Fully-conditioned space on both floors with 22 separate HVAC systems
- 3 phase power
- Abundant parking
- County & State offer Real & Personal Property Abatement incentives

### OFFERING SUMMARY

Sale Price:	\$4,990,000 (\$38.89/SF)
Lot Size:	±23 Acres
Building Size:	126,000 SF

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