

±56,593 SF Industrial Building

200 Hattaway Road, Opp, AL 46567



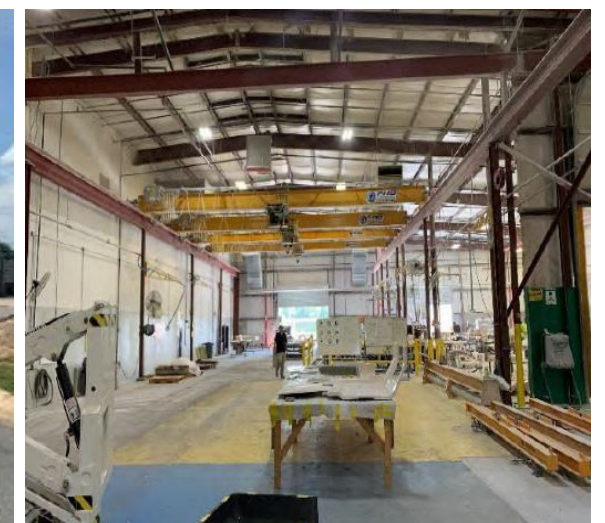
Project Features

CBRE is pleased to announce an excellent purchase opportunity at 200 Hattaway Road in Opp Alabama. Plant 1 was built in 2006 and is in excellent condition. Consisting of ±56,593 SF this free-standing industrial building is situated on ±22.90 AC located in Covington County Alabama.

Asking Price: \$2,520,000

PROPERTY DETAILS

| | |
|---------------------|---|
| Address | 200 Hattaway Road, Opp, Alabama 46567 |
| Building Size | ±56,593 SF Freestanding, Industrial Building |
| Office | ±4,909 SF; 2-Story Office |
| Grade-Level Doors | Five (5) Grade-Level Doors |
| Dock-High Doors | Two (2) Dock-High Doors |
| Warehouse Clearance | TBD Minimum Warehouse Clear Height |
| Parking | 1.60:1,000 SF Parking Ratio (±91 Spaces) |
| Power | TBD |
| Location | Covington County Alabama |
| Additional Features | Environmental Assessment completed October 2022, no issues Title V operating permit with 245-ton VOC emissions limit |

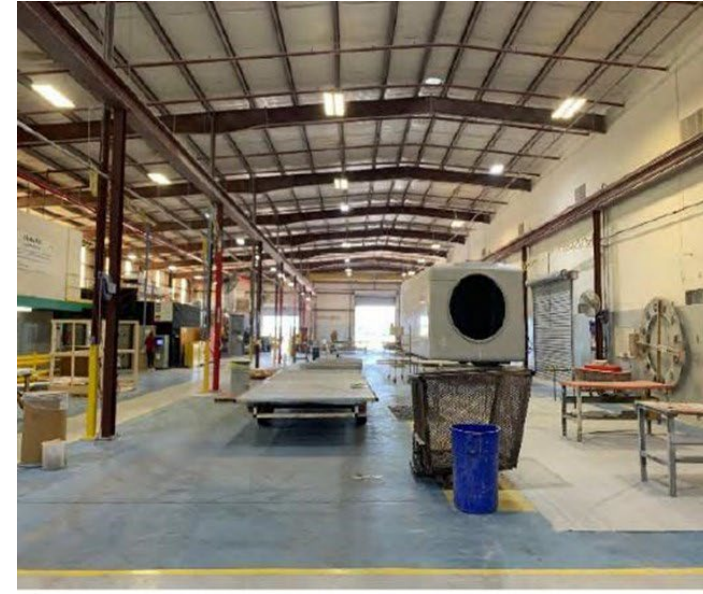




SOUTH VIEW



DOCK HIGH LOADING



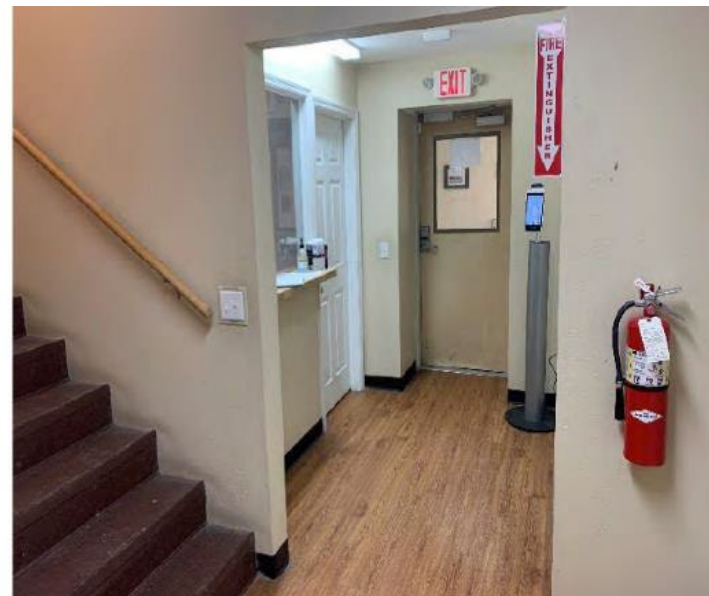
SHOP VIEW



CHEMICAL STORAGE BUILDING



LOBBY



OFFICE AREA



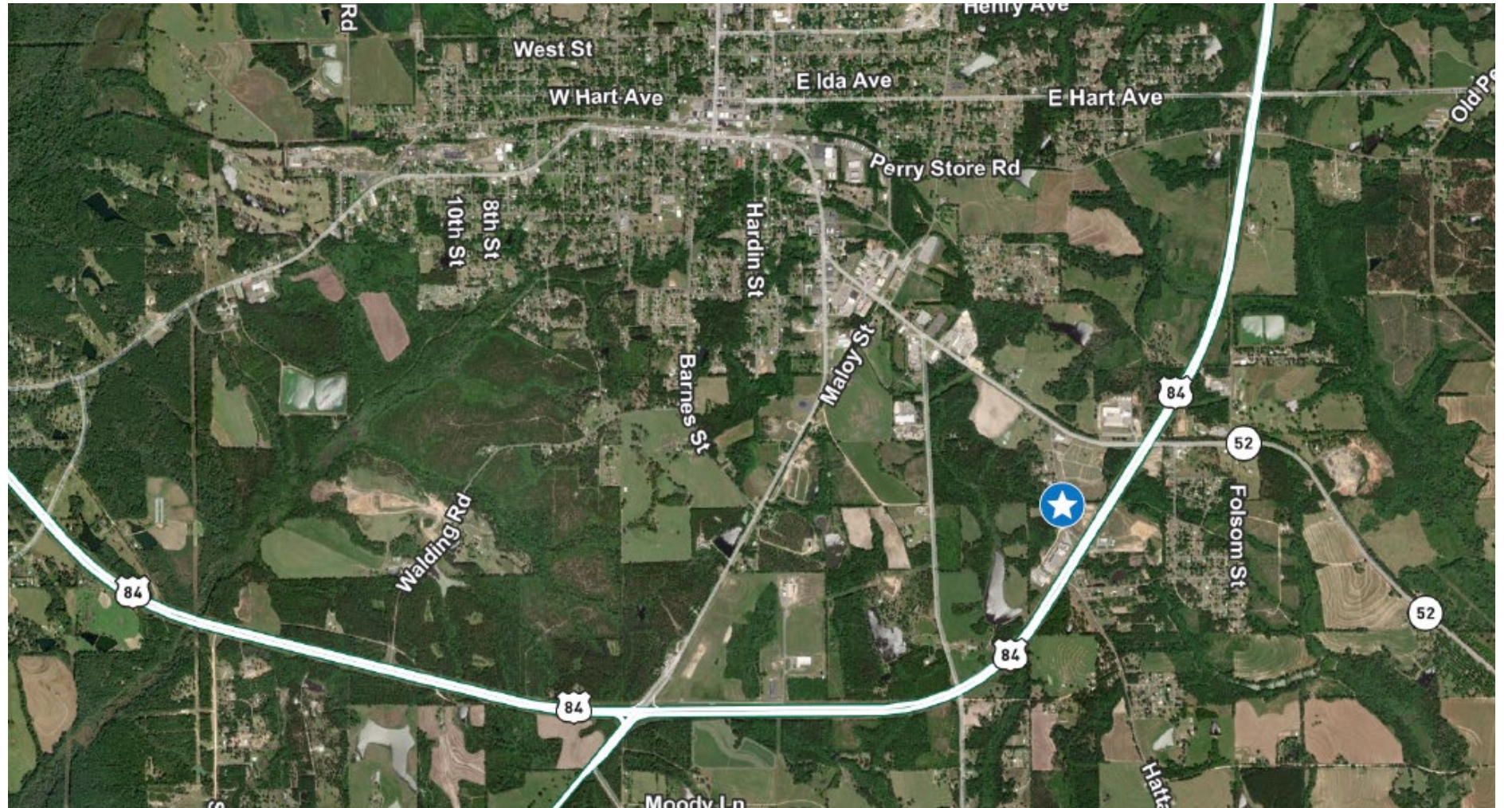
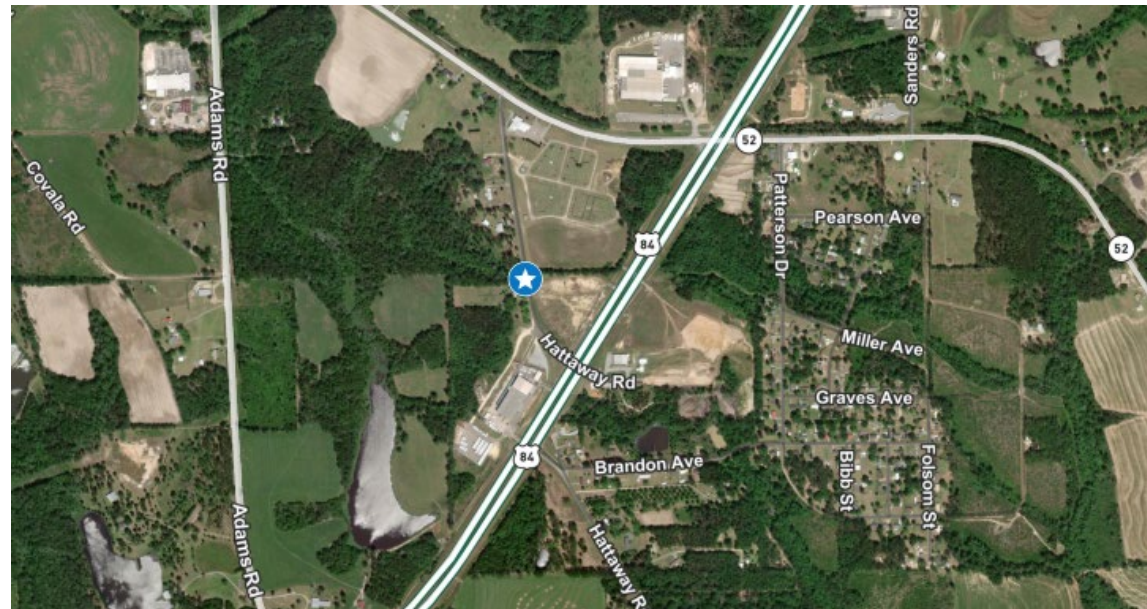
CHEMICAL STORAGE BUILDING



SHED

SITE OVERVIEW

| | |
|---------------------------|------------------|
| Parcel No. (APN) | TBD |
| Total Site Area | ±22.90 AC |
| Total Site Square Footage | ±997,524 SF |
| Year Built | 2006 |
| Zoning | TBD |
| County | Covington County |



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