



FOR SALE OR LEASE | **2,952,263 SF**
1000 GOODYEAR AVE | **GADSDEN, AL**
KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



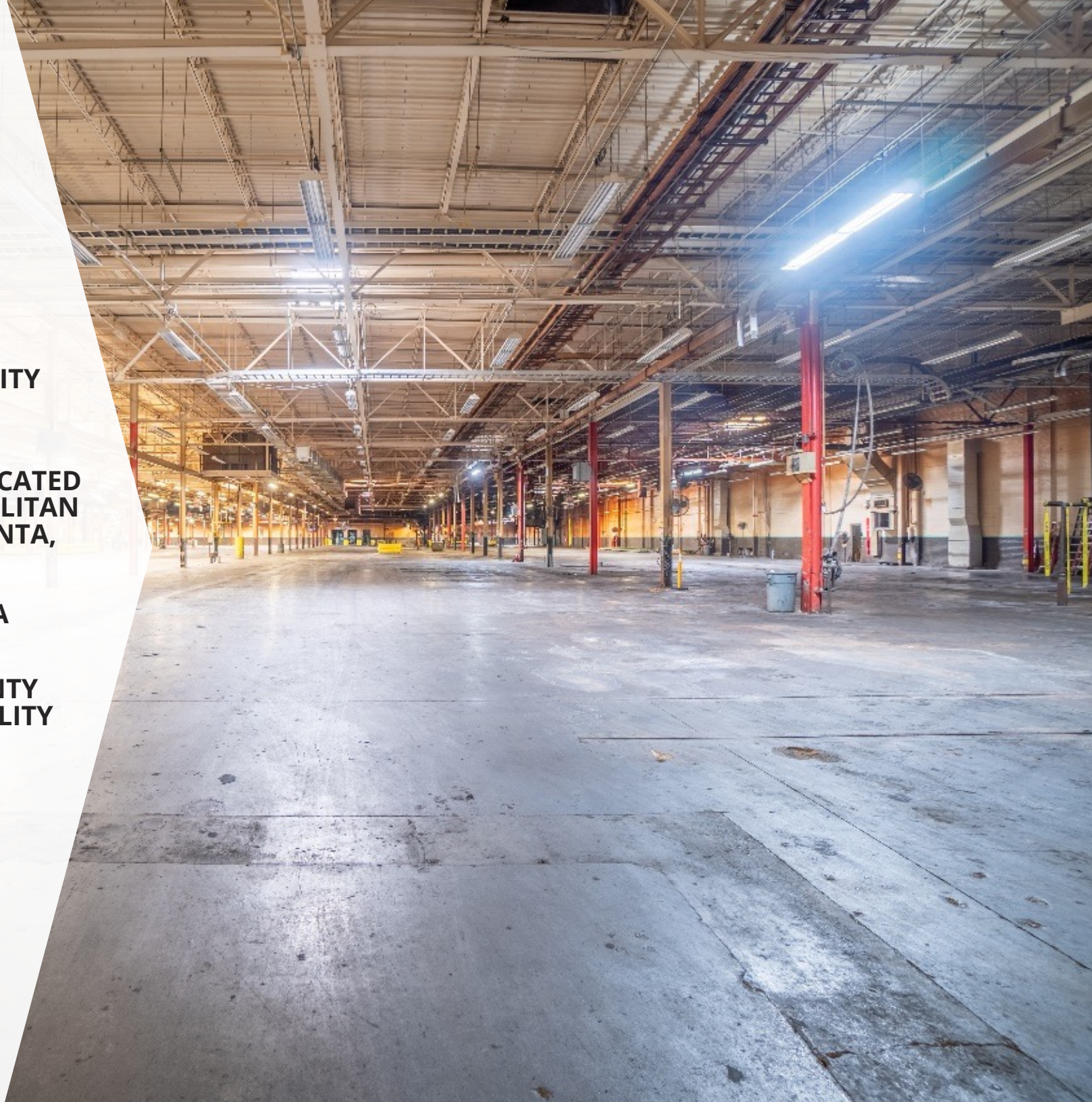
**CLOSE PROXIMITY
TO I-759 & I-59**



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



**ETOWAH COUNTY
BOASTS A QUALITY
WORKFORCE**



PROPERTY DETAILS

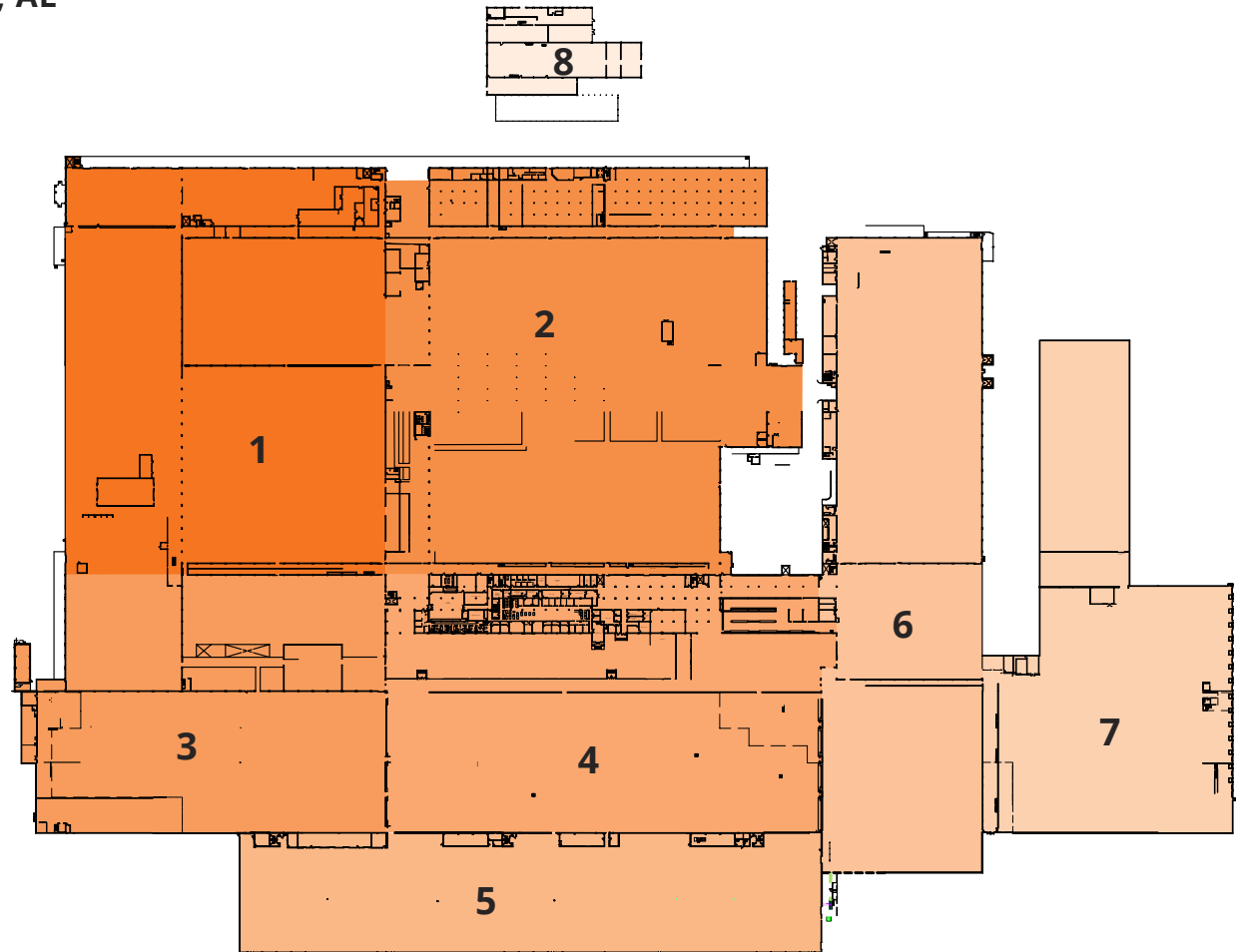
1000 GOODYEAR AVE | GADSDEN, AL

AVAILABLE SPACE	2,952,263 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	30
CLEAR HEIGHT	20' - 30'
FLOOR	Reinforced Concrete
WALLS	Masonry & Metal
ROOF	Metal & Built-Up
LIGHTING	Fluorescent & Incandescent
ELEVATORS	Three 10,000-lb, One 20,000-lb Freight
FIRE SUPPRESSION	Wet System
YEAR BUILT	1929, 1940, 1945, 1955, 1970, 2008, 2015
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 15-01-11-1-000-018.000 15-01-11-1-000-021.000 15-01-11-2-000-005.000 15-01-11-2-000-003.000 15-01-11-2-000-276.000 15-01-11-2-000-006.000 15-01-11-2-000-008.000 15-01-11-2-000-275.000 15-02-03-1-000-011.000 15-02-03-4-000-001.000 15-02-03-4-000-002.000 15-02-03-4-000-003.000 15-02-03-4-000-009.000 15-02-03-4-000-011.000
RAIL ACCESS	Yes
OPEX ESTIMATE	\$.30/SF



FLOOR PLAN

1000 GOODYEAR AVE | GADSDEN, AL



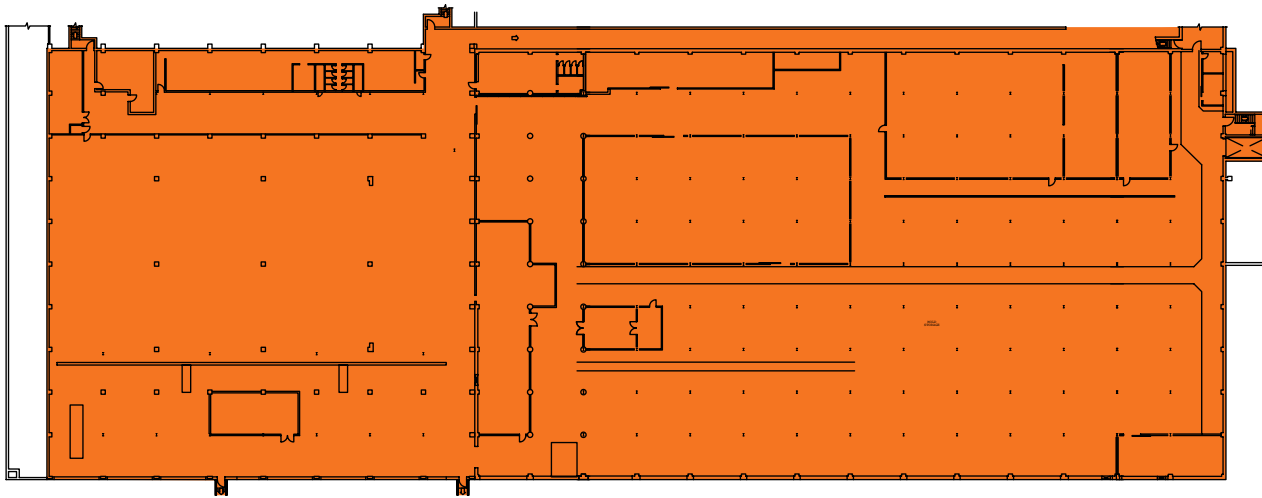
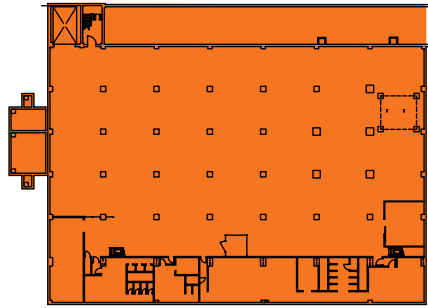
NUMBER	SQUARE FEET
1	385,921 SF
2	451,305 SF
3	263,632 SF
4	334,734 SF
5	206,182 SF
6	297,545 SF
7	237,235 SF
8	31,801 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



FLOOR PLAN

1000 GOODYEAR AVE | GADSDEN, AL



SPACE DESIGNATION

SQUARE FEET

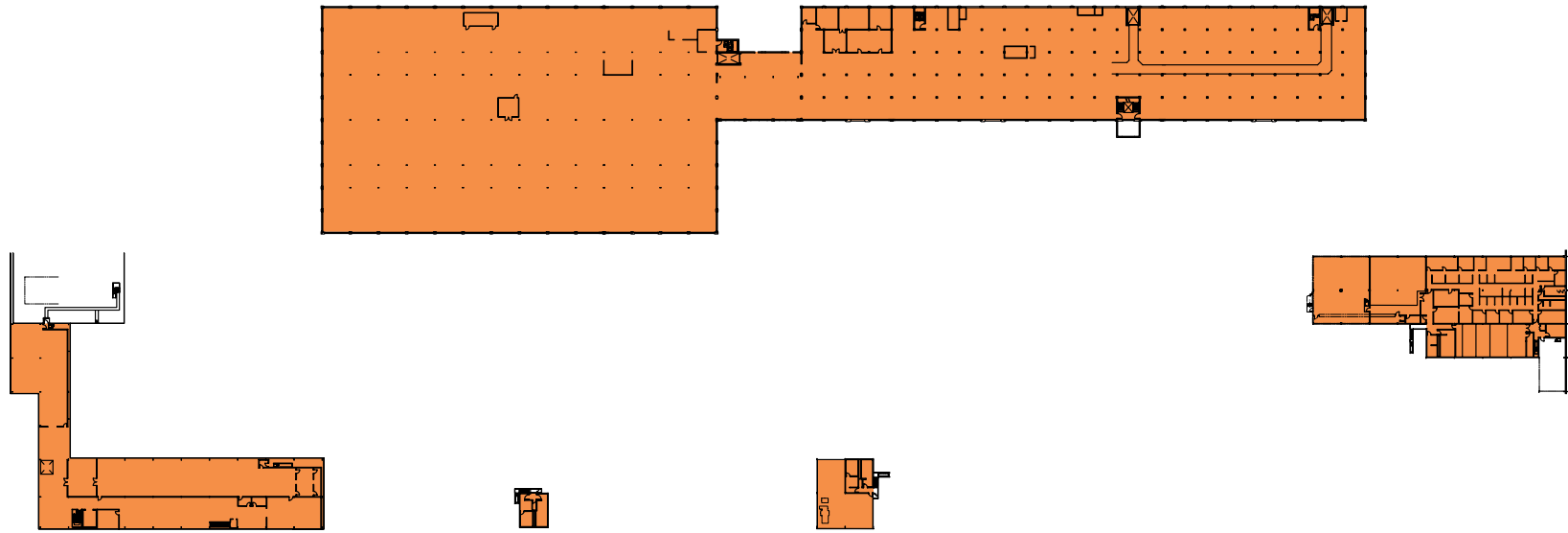
BASEMENT

141,511 SF



FLOOR PLAN

1000 GOODYEAR AVE | GADSDEN, AL



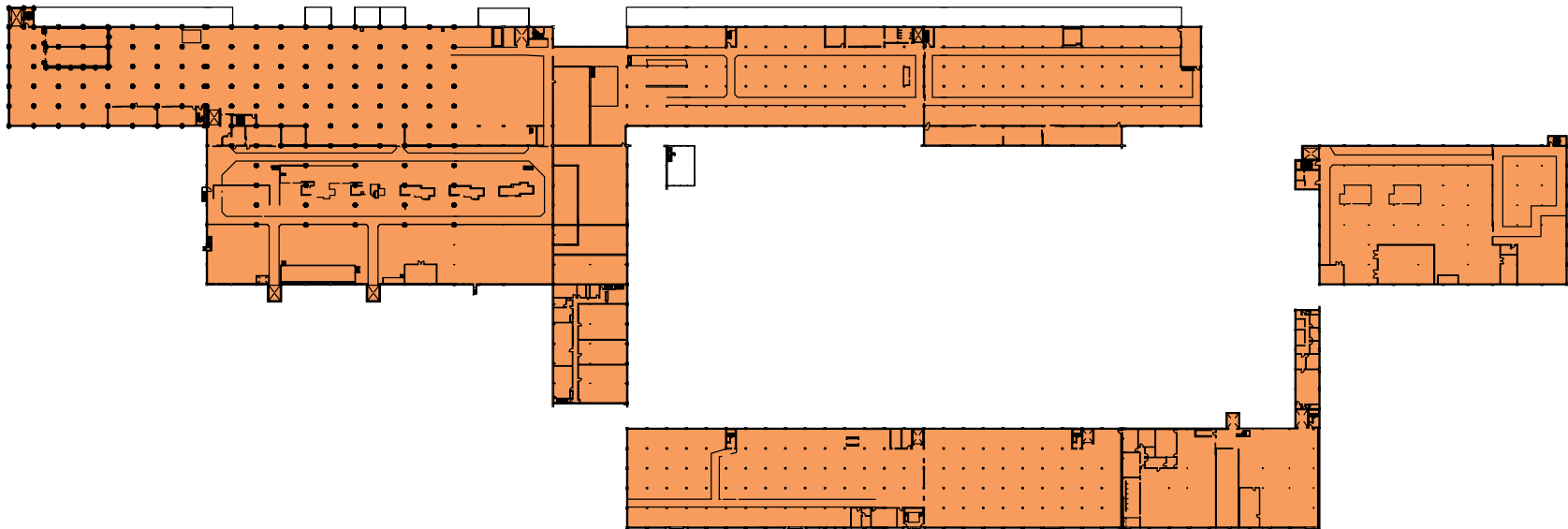
SPACE DESIGNATION	SQUARE FEET
-------------------	-------------

MEZZANINES	182,486 SF
------------	------------



FLOOR PLAN

1000 GOODYEAR AVE | GADSDEN, AL

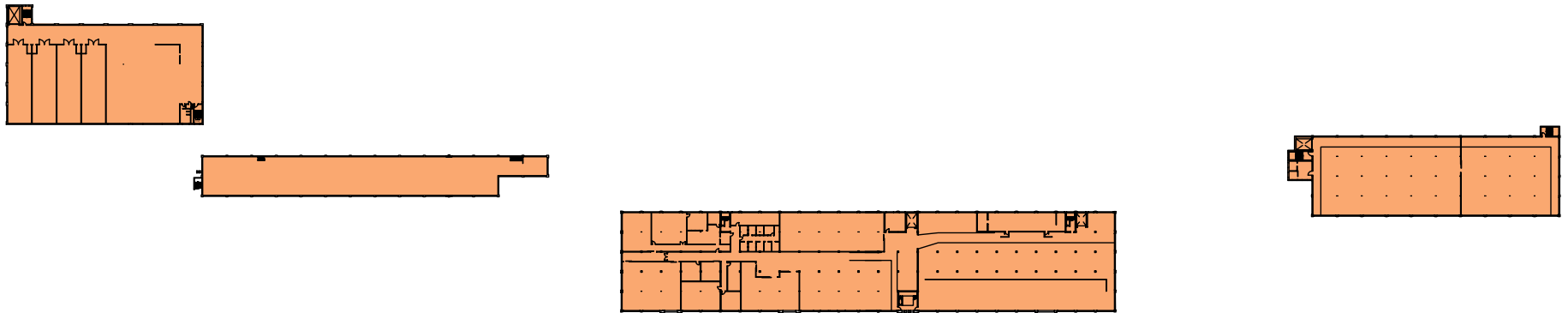


SPACE DESIGNATION	SQUARE FEET
SECOND FLOOR	313,714 SF



FLOOR PLAN

1000 GOODYEAR AVE | GADSDEN, AL



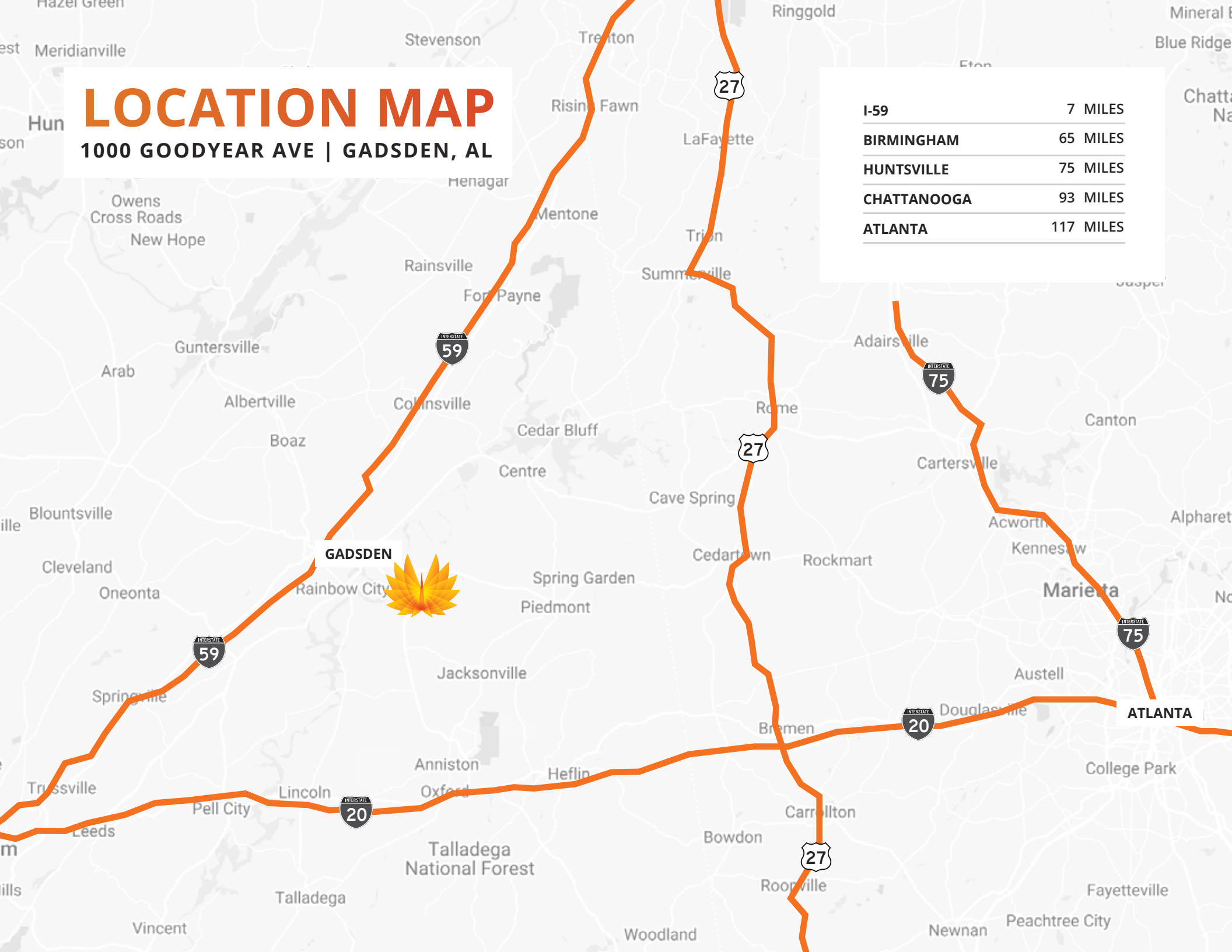
SPACE DESIGNATION	SQUARE FEET
THIRD FLOOR	106,197 SF



LOCATION MAP

1000 GOODYEAR AVE | GADSDEN, AL

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





FOR SALE OR LEASE | **2,952,263 SF**
1000 GOODYEAR AVE | **GADSDEN, AL**
KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.