

BUILDING **PROFILE**

IWS Building #5



442 Bear Creek Cutoff Road

Tuscaloosa

Tuscaloosa, AL

33.14683000

-87.53266000

Yes

35405

City: Tuscaloosa County: Tuscaloosa



General Building Data

Street Address: Nearest City: Within City Limits: Zip Code: MSA:

Latitude: Longitude: Loc. In Industrial Park:

Within Enterprise Zone: Within Favored Geo Area:

Within HubZone:

Within New Market Tax Credit Area:

Park Name:

Within Renewal Community:

Transportation

Rail Service Provider:

Track Status:

Not Specified

Provider 2:

Track Status: Not Specified

Waterway

Provider: **Black Warrior River** Dock Facility: Port > 50 miles

Nearest Commercial Air City

Birmingham, AL Mi. to Service:

Nearest Municipal Air City

Tuscaloosa Mi. to Service:

| Highways Type | Name | Mi. To Access | 4 Lane? |
|------------------|------|---------------|---------|
| Interstate | I-20 | 3.00 | Yes |
| Interstate | I-59 | 3.00 | Yes |
| State | 69 | 1.00 | |

Total Size: Space Available: Multi-tenant: **Number of Buildings:** Number of Floors: **Building Dimensions: Largest Production Area: Building Expandable:** Expandable To: Total Acreage: Additional Available: **Ceiling Height:**

Floor Thickness: **Bay Spacing:**

Air Conditioned: Heated: Cranes:

Truck Docks:

Year Built: Last Expansion: Refrigerated Area: **USDA Approved:** Sprinklers:

Construction Material:

Parking Paved: Number of cars: Zoning: Office Area: **Previous Use: Previous Use Desc:**

115,000 Sq. Ft. 20,000 Sq. Ft.

Yes

340 ft x 340 ft

No 4.00

Eave: 30 ft Max: 35 ft 12 Length: Width: No No

Number: 0 Cap Lrgst: 0 ton(s) Under Hook: 0

Drive In: 1 1985 0

Yes

Primary: Conc Blk Secondary: Metal

Light Industry 1,000 Sq. Ft.

Warehouse



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Utilities

Natural Gas

Provider: Spire

Status: Size of Main:

Main PSI:

. Unavailable

Water

Provider:

City of Tuscaloosa Existing

Status:

Size of Main:

Sewer

Provider:

City of Tuscaloosa

Existing Status:

Size of Main:

Electric

Provider:

Alabama Power Company

Status: Existing

Amps: Phase: Voltage:

Fiber/Telecom

Provider: AT&T Fiber Optics: Yes Redundancy: No xDSL Available: Yes

Price

Base Rent (Annual):

\$0.35 per sq.ft.

Sale Price:

Negotiable:

Date Quoted: Price Comments: 3/22/2019 12:00:00 AM Bare rent is \$0.35/sf/monthly

Key Building Features

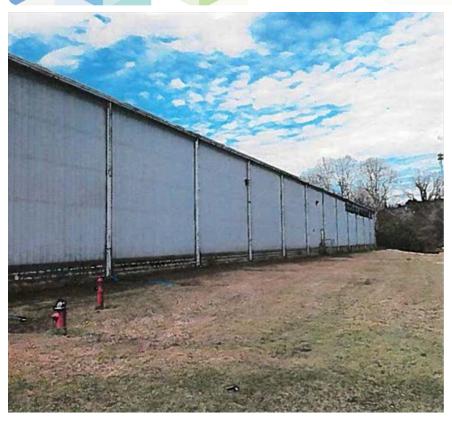
Jackson Security Monitored Building

Building Comments

Warehouse has office space with bathrooms. Office has internet and telephone service available.



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