



Economic Development
Partnership of Alabama

www.edpa.org

BUILDING PROFILE

IWS Building #5

City: Tuscaloosa

County: Tuscaloosa



General Building Data

Street Address: 442 Bear Creek Cutoff Road
Nearest City: Tuscaloosa
Within City Limits: Yes
Zip Code: 35405
MSA: Tuscaloosa, AL
Latitude: 33.14683000
Longitude: -87.53266000
Loc. In Industrial Park: No
Park Name:
Within Enterprise Zone:
Within Favored Geo Area:
Within Renewal Community:
Within HubZone:
Within New Market Tax Credit Area:

Total Size: 115,000 Sq. Ft.
Space Available: 20,000 Sq. Ft.
Multi-tenant: Yes
Number of Buildings: 1
Number of Floors: 1
Building Dimensions: 340 ft x 340 ft
Largest Production Area:
Building Expandable: No
Expandable To: 0
Total Acreage: 4.00
Additional Available:
Ceiling Height: Eave: 30 ft
 Max: 35 ft

Floor Thickness: 12
Bay Spacing: Length:
 Width:

Air Conditioned: No
Heated: No
Cranes: Number: 0
 Cap Lrgst: 0 ton(s)
 Under Hook: 0

Truck Docks: 8
 Drive In: 1
 1985

Year Built: 1985
Last Expansion: 0
Refrigerated Area:
USDA Approved:
Sprinklers: Yes
Construction Material: Primary: Conc Blk
 Secondary: Metal

Parking Paved:
Number of cars: 7
Zoning: Light Industry
Office Area: 1,000 Sq. Ft.
Previous Use:
Previous Use Desc: Warehouse

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: 45

Nearest Municipal Air City

Tuscaloosa
 Mi. to Service: 7

Highways

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



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Utilities

Natural Gas

Provider: Spire
Status: Unavailable
Size of Main:
Main PSI:

Electric

Provider: Alabama Power Company
Status: Existing
Amps:
Phase:
Voltage:

Water

Provider: City of Tuscaloosa
Status: Existing
Size of Main:

Fiber/Telecom

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

Sewer

Provider: City of Tuscaloosa
Status: Existing
Size of Main:

Price

Base Rent (Annual): \$0.35
per sq.ft.
Sale Price:
Negotiable:
Date Quoted: 3/22/2019 12:00:00 AM
Price Comments: 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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