

# Former Scottsboro Aluminum Plant

SCOTTSBORO, ALABAMA 35769

1762 Goosepond Drive  
Scottsboro, AL 35769

[View the Property Website](#)



ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326  
770-552-2400

[nrmk.com](http://nrmk.com)

**NEWMARK**

For Additional Information:

**BART HARDISON, SIOR**  
*Senior Managing Director*  
† 404-915-6941  
[bartell.hardison@nrmk.com](mailto:bartell.hardison@nrmk.com)

**NEWMARK**

**MICHAEL REID**  
*Executive Managing Director*  
† 404-307-6900  
[mreid@savills.us](mailto:mreid@savills.us)

**savills**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AVAILABLE

# SCOTTSBORO, ALABAMA

## FACILITY OVERVIEW

Address:	1762 Goosepond Drive, Scottsboro, AL 35769
Building Size:	<ul style="list-style-type: none"><li>+/-1,110,000 SF</li><li>+/- 18,000 SF Office</li></ul>
Lot Size:	96.29 acres
Parcel No.:	34-06-24-0-000-001.000
Date of Construction:	1969
Construction:	<p><b>Floors:</b> Concrete slab of various thickness. Sub-floors, utility chases, and tank containment pits.</p> <p><b>Walls:</b> 10" concrete block wall skirt with metal clad walls above the wall skirt.</p> <p><b>Column Spacing:</b> Varies, some clear span.</p> <p><b>Ceiling:</b> Precast concrete rafters and exposed concrete ceiling panels with 40' + eave heights.</p> <p><b>Roof:</b> Concrete roof at main sections of the property and Steel frame/metal clad sawtooth design.</p>
Condition of Property:	Capital improvements will be required before taking occupancy.
Paved Parking:	<ul style="list-style-type: none"><li>200 car parking/spaces lot.</li><li>+/- 2-acre asphalt parking.</li><li>+/- 1.5 miles asphalt drive road around the property.</li><li>+/- 3-acre asphalt Truck docking parking area.</li></ul>
Expansion:	660 additional acres surrounding property can also be acquired.
Sprinkler System:	100% Wet system.

Doors/Bays:	<ul style="list-style-type: none"><li>Six (6) bay doors, warehouse under +/- 420,000 SF (40%) of total building area.</li><li>Six (6) 100' bays with 25' column spacing – concrete slab floor, with pre-cast concrete structural columns.</li><li>Eleven (11) Recessed truck wells and doors.</li></ul>
Crane – Bays:	<ul style="list-style-type: none"><li>10-ton cranes in 5 bays.</li><li>100' clear span - +/- 2,000' in length.</li><li>Eave height of +/- 50'.</li><li>A 150' ton crane with 25-ton auxiliary crane.</li></ul>
Zoning Classification:	Heavy Industrial.
Last Use:	Manufacturing and distribution.
Security:	Perimeter security fence.
Possession:	Immediate post repair work.
Ceiling Heights:	40' – 50'
Power:	Major power access can be restored. Working with TVA to restore 10 MW -15 MW. Electrical substation from TVA (on property) was dismantled. Major power access (200MW+) can be restored.
Utilities:	<p><b>Water:</b> Supplied by Scottsboro-WSG. 12-inch water main on Highway 79:</p> <ul style="list-style-type: none"><li>The 8-inch line to the building will require an inspection to assess its condition and will likely need reconstruction.</li><li>There is a 2-million-gallon city-owned water tank that provides loop hydrant fire protection with a 16-inch line, which reduces to a 10-inch line surrounding the building.</li></ul> <p><b>Sewer:</b> There is an on-site package plant that is no longer operational. The city has two sewer pump stations in the area, and a sewer line to the facility will be required, but it is feasible.</p> <p><b>Natural Gas:</b> Supplied by Marshall County Gas. There is a 15-inch above-ground gas line to the building.</p>

AVAILABLE

# SCOTTSBORO, ALABAMA

## FACILITY OVERVIEW

Heat:	Gas fired units.
Rail:	Norfolk Southern Rail (4 Spurs into property and 2 tracks into buildings).
Transportation:	Located 41 miles east of Huntsville, AL, and I-565, on Interstate quality four-lane US Highway 72, the Port of Huntsville is 50 miles west.
Property Rights:	Property has River Rights access to the Tennessee River. Loading Barge Area Nearby.



AVAILABLE

# SCOTTSBORO, ALABAMA

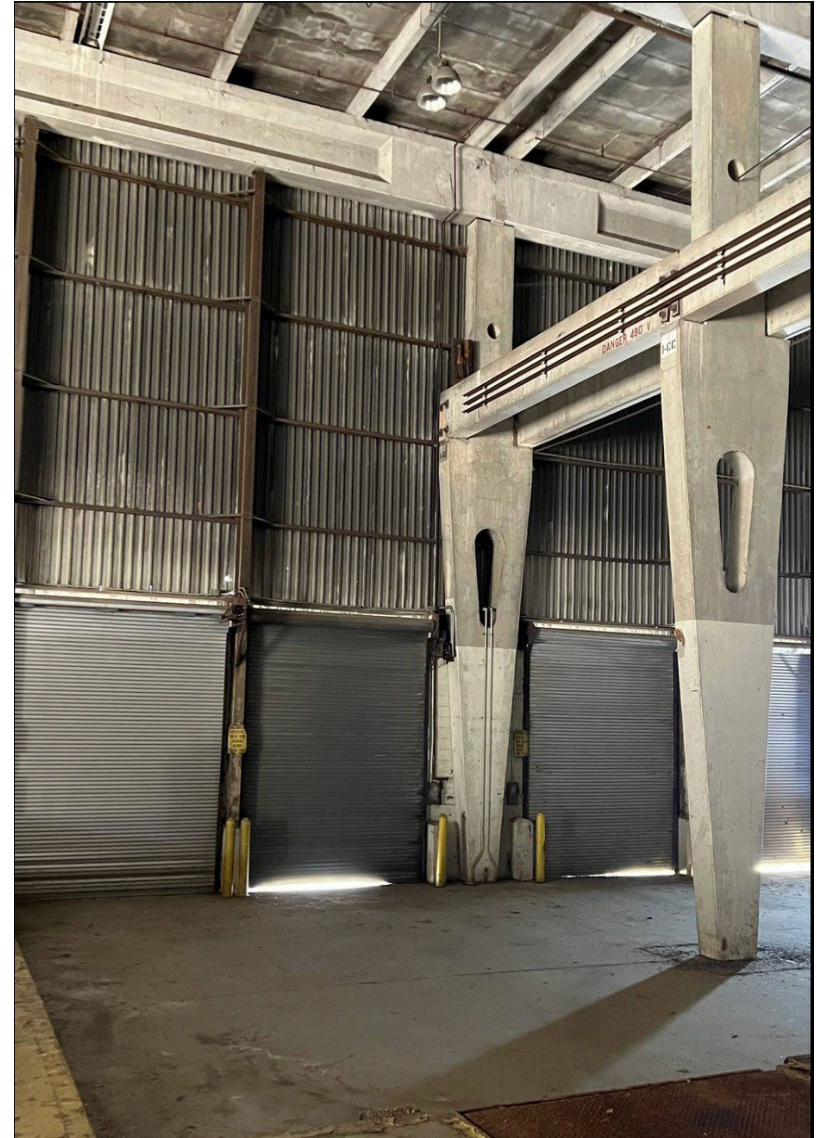
## FACILITY PHOTOS



AVAILABLE

# SCOTTSBORO, ALABAMA

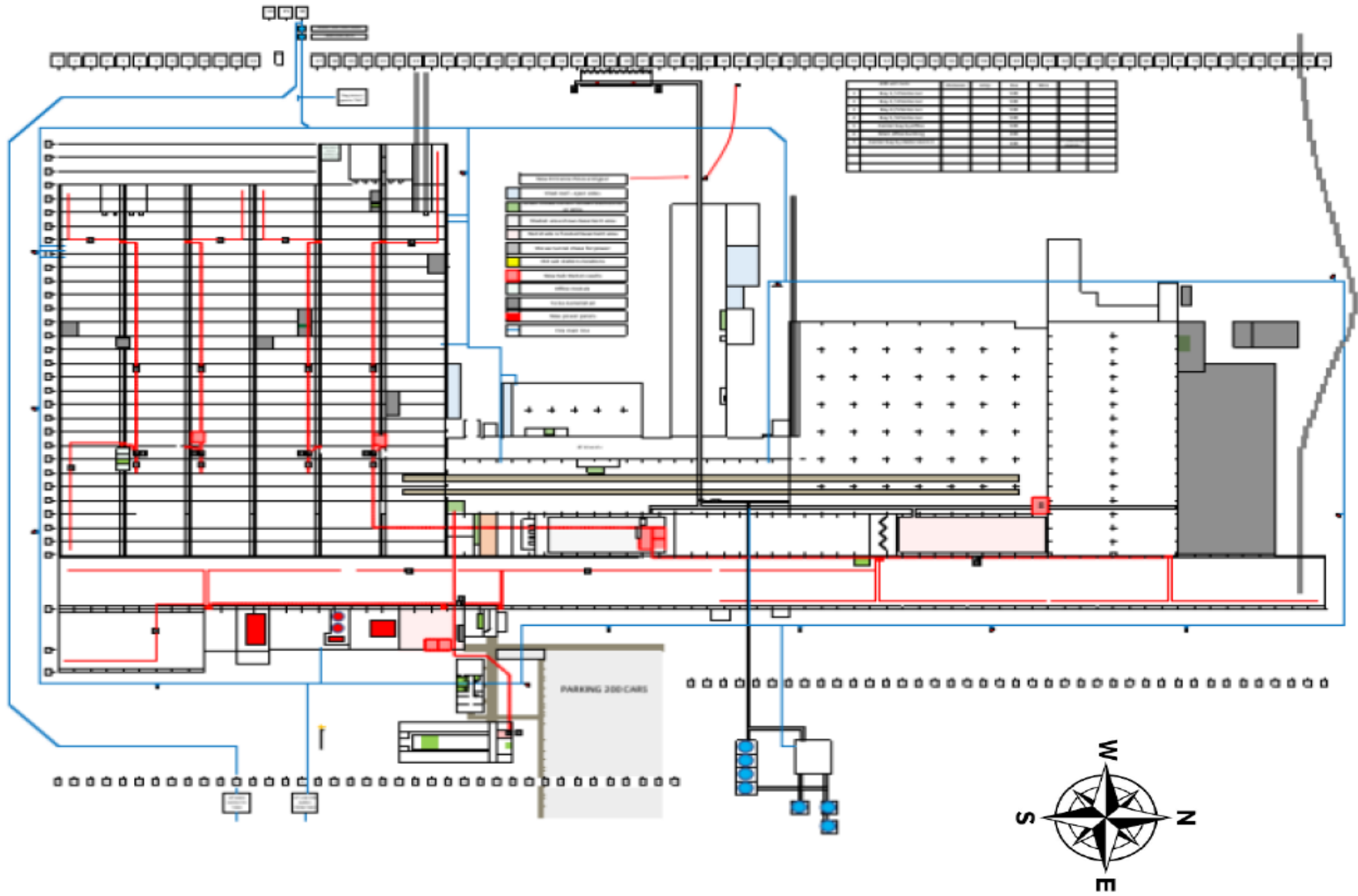
## FACILITY PHOTOS



AVAILABLE

# SCOTTSBORO, ALABAMA

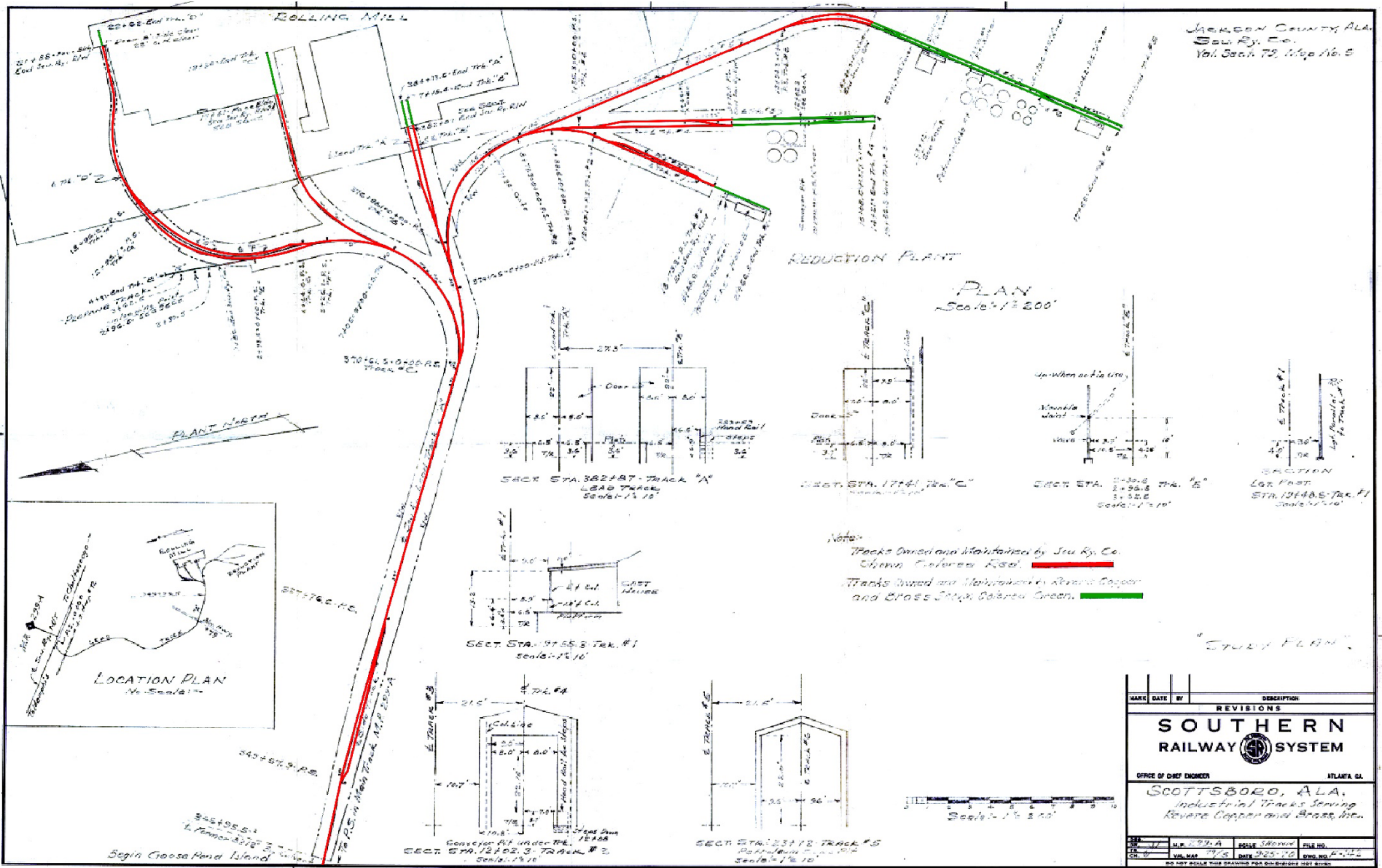
## FLOOR PLAN



AVAILABLE

# SCOTTSBORO, ALABAMA

# RAIL LAYOUT



AVAILABLE

# SCOTTSBORO, ALABAMA

AERIAL



## Major companies in the area:

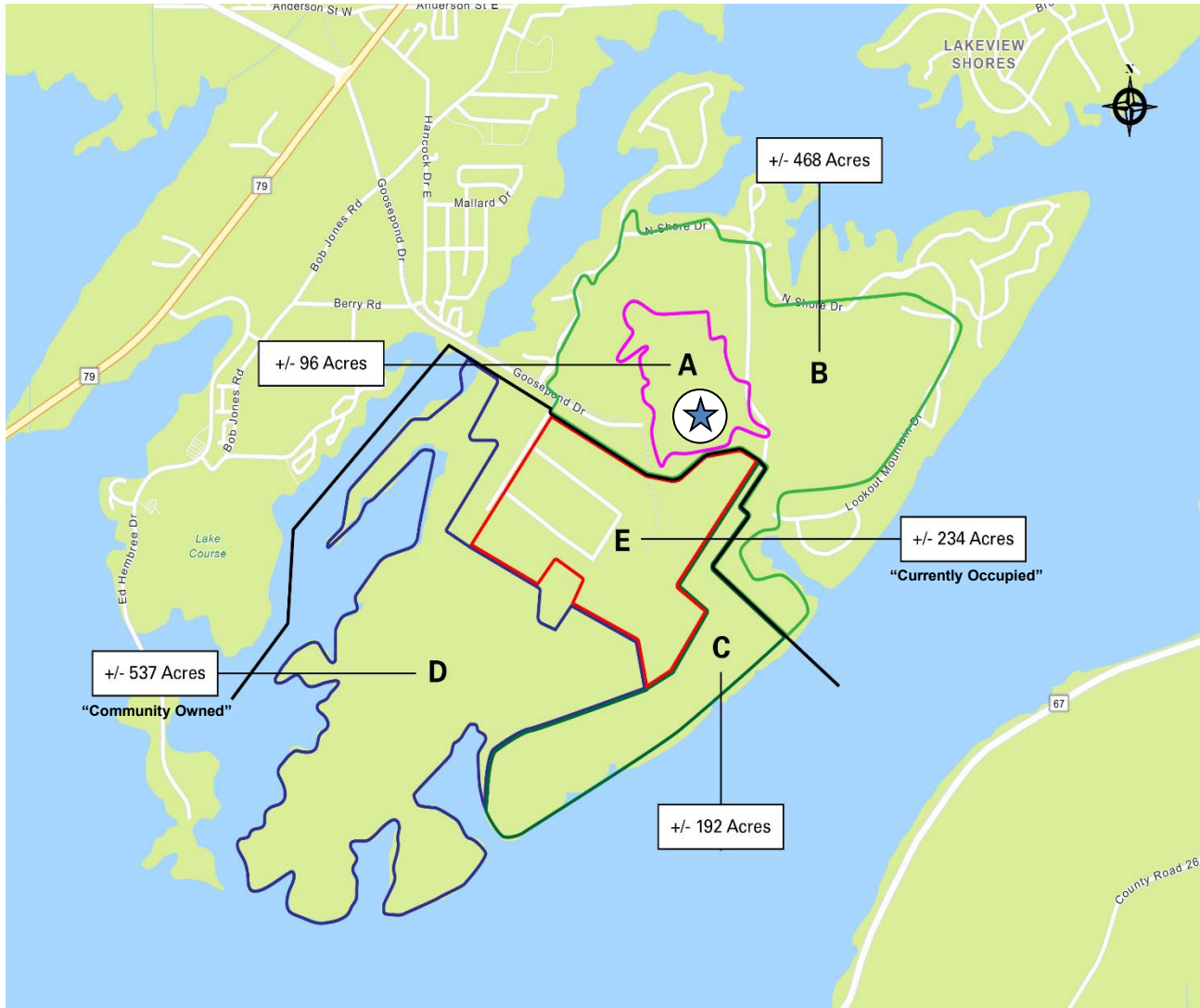
Coca-Cola Bottling Company	Lozier
Dollar General	Manpower
Door Dash	Mohawk Industries
Encompass Health	Rheem Manufacturing
Fastenal	Sherwin-Williams
Fresenius Medical Care	Taylor Manufacturing
L&L Lumber Company	WIS International



AVAILABLE

# SCOTTSBORO, ALABAMA

## PARCEL MAP



**Parcel A** is the subject property totaling 96 acres.

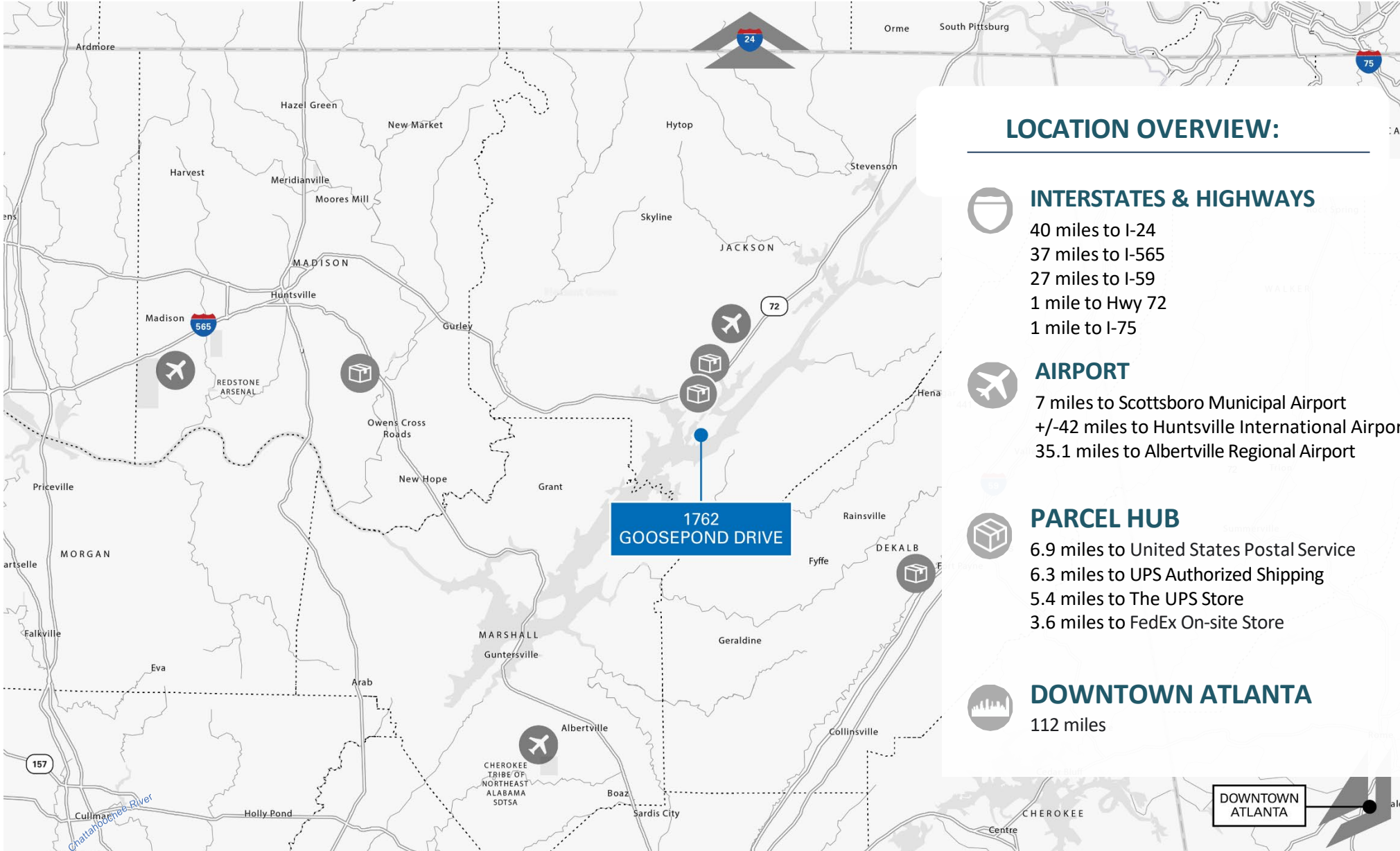
**Parcels B and C** total 660 acres and are also available for sale.

537 acres of raw land owned by the municipality (**Parcel D**) could also potentially be available for certain projects.

AVAILABLE

# SCOTTSBORO, ALABAMA

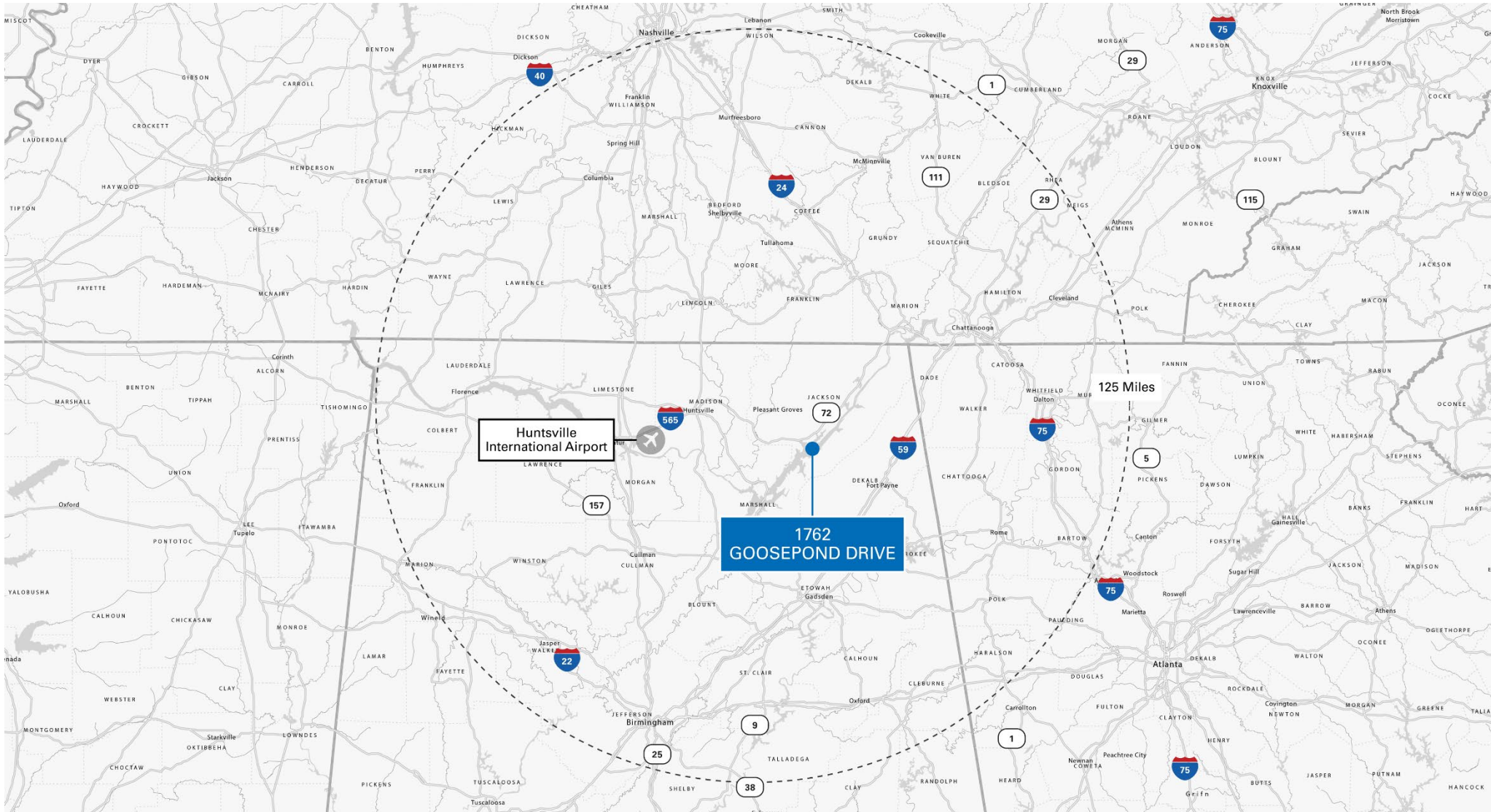
## LOCAL MAP



AVAILABLE

# SCOTTSBORO, ALABAMA

# REGIONAL MAP



## ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

**\$2.5B**  
annual revenues\*

**~7,800**  
professionals

**~170**  
office locations

**~1.7T**  
Transaction volume  
2022 + 2023

\*Includes Newmark and independently owned offices.

Prepared by:

### **Bart Hardison, SIOR**

Senior Managing Director

t 770-552-2409

m 404-915-6941

[bartell.hardison@nmrk.com](mailto:bartell.hardison@nmrk.com)

**NEWMARK**

### **Michael Reid**

Executive Managing Director

t 404-504-0232

m 404-307-6900

[reid@savills.com](mailto:reid@savills.com)

**savills**

## NORTH AMERICA

Canada  
United States

## LATIN AMERICA

Argentina  
Brazil  
Chile  
Colombia  
Costa Rica  
Mexico  
Peru  
Puerto Rico

## EUROPE

Austria  
Belgium  
Czech  
Republic  
France  
Germany  
Ireland  
Italy  
Netherlands  
Poland  
Portugal  
Romania  
Russia  
Spain  
Switzerland  
United  
Kingdom

## Atlanta

3455 Peachtree Road  
Suites 1800 & 1900  
Atlanta, GA 30326  
t 770.552.2400

[nmrk.com](http://nmrk.com)

## ASIA-PACIFIC

Australia  
Cambodia  
China  
India  
Indonesia  
Japan  
Malaysia  
New Zealand  
Philippines  
Singapore  
South Korea  
Taiwan  
Thailand

## AFRICA

Botswana  
Kenya  
Malawi  
Nigeria  
South Africa  
Tanzania  
Uganda  
Zambia  
Zimbabwe

## MIDDLE EAST

Saudi Arabia  
United Arab  
Emirates

Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [ngkf.com/research](http://ngkf.com/research). All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof and not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.

**NEWMARK**