

Industrial | For Lease or Sale

**CBRE**

# 20,940 SF Warehouse

## 2.6 Acre Lot

106 West Avalon Ave  
Muscle Shoals, AL 35661



### Contact Us

**Brad O'Brien**

Associate Broker  
+1 205 383 6225  
brad.obrien@cbre.com

106 W. Avalon Ave  
Muscle Shoals, AL

For Lease or Sale

# Property Features

- + Existing Building – **20,940 SF**
- + **2,496 SF** Office
- + **2.6 AC** Lot
- + Lease Rate: **\$4.75 NNN**
- + Sale Price: **\$969,000**
- + Zoned **B-2**, General Business District
- + **260'** of Frontage along Avalon Ave
- + Outdoor Storage Capabilities
- + **14'** to **22'** Eave Height
- + **3-Phase** Power
- + **3** Grade Level Doors
- + **2** Dock High Doors



106 W. Avalon Ave  
Muscle Shoals, AL

For Lease or Sale

# Location



Helen Keller Hospital (185 beds) and North Alabama Shoals Hospital (178 beds) both located within a 1-mile radius of the site



Northwest Alabama Regional Airport located only 3 miles from the subject site and conveniently located by US Hwy 20



Just half a mile from the warehouse is Muscle Shoals infamous FAME Recording Studios, home to music royalty such as Etta James, Aretha Franklin and Demi Lovato

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

106 W. Avalon Ave  
Muscle Shoals, AL

For Lease or Sale

# The Shoals

The Florence-Muscle Shoals MSA, is conveniently located along the Tennessee River in NW Alabama. Since the city of Muscle Shoals was founded in 1923, it has been recognized nationally for the Tennessee Valley Authority, and "Muscle Shoals music".

## Top Industries

- + Automotive Suppliers - **9 OEMs** within 4-hour drive time. The Shoals employs **1,500+** workers in the automotive sector.
- + Information Technology - **19%** Growth in IT sector over 5 Years.
- + Aerospace/Defense Suppliers - Private Equity firm AEI has acquired a **2M SF** industrial facility in Colbert County with plans to redevelop it as an aerospace center of excellence.
- + Music Production - Home to acclaimed Fame Studios, Muscle Shoals is renowned for its robust music industry and offers incentives for recording artist.

## Labor Force

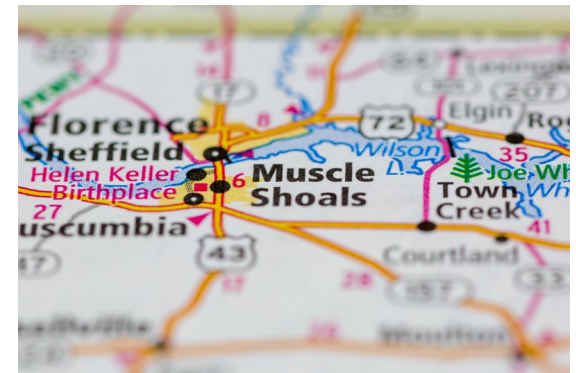
- + Access to affordable labor force of over **150,000** within a 60-minute drive time.

## Infrastructure & Accessibility

- + TVA and its **22** distributors in North Alabama provide reasonable prices and reliability in The Shoals with electricity generated from three hydro-electric dams, Browns Ferry Nuclear Plant, two natural gas energy centers and solar farms.
- + Robust transportation infrastructure with Highways 43 & 72 accessing I-65, NW Alabama Regional Airport, rail lines, and ports along the Tennessee River

## Incentives & Recruitment

- + The Shoals and the State of Alabama aggressively recruit new business and industry. Generous incentives and state-of-the-art training available to welcome companies who wish to establish operations in the community.



106 W. Avalon Ave  
Muscle Shoals, AL

For Lease or Sale

# Property Photos

