



 Shoals Research Airpark

250K Sqft Speculative Building



250K SPEC BUILDING

40-ACRES

The pre-engineered metal building, recently constructed by the Shoals EDA, measures 555' x 450' with a 36' eave height and has a column spacing of 75' x 33'6". This site has an existing building pad, allowing for up to 750,000 sq ft of building expansion. The Shoals Research Airpark is a premier 565-acre industrial park that boasts significant utility potential as well as an adjacent border with the Northwest Alabama Regional Airport. Contact The Shoals EDA today to discuss purchase or build-out-to-suit options and learn more about why you should Select the Shoals!

Pricing Comments:

Contact The Shoals EDA to discuss pricing or build-out-to-suit options.

General Comments:

Designated as an Advantage Site by the Economic Development Partnership of Alabama (EDPA). This means that the documentation critical to the site selection process is available for industry.

Address: 290 Counts Drive
Muscle Shoals, AL 35661
MSA: Florence-Muscle Shoals
MSA
County: Colbert
City Limits: Yes
Latitude: 34.7346
Longitude: -87.6112

For Sale or Lease: Yes
Sale Price: \$12.5M
Lease Rate: TBD
Ownership: Public
Price Negotiable: Yes

SITE INFORMATION

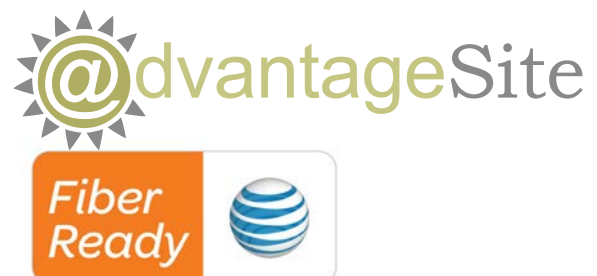
Total Square Feet	250,000	Zoning:	Heavy Industrial
Expansion Capabilities	Up to 750,000 SF	Covenants:	Yes
Total Acres Available:	309	Fire Rating:	2
Multi Tenant:	No	Floodplain:	No
Rail:	Possible	Previous Use:	Spec Building

Foreign Trade Zone: A subzone of Foreign Trade Zone 83 can be established

STUDIES

Phase I ESA	Yes
Preliminary Wetlands	Yes
Geotechnical/Soils Study	Yes
Cultural Resources Study	Yes
Engdangered Species	Yes

SITE CERTIFICATIONS





COMMUNITY INFO

Two counties in Northwest Alabama, each with their own notable history, learned they are stronger together and have worked closely to develop our community we lovingly call The Shoals. Collectively designated as the Florence-Muscle Shoals MSA, The Shoals is the ideal location to establish roots, whether personal or professional. The Shoals EDA is focused on enhancing the region's business ecosystem by ensuring it has what it takes to be successful: affordable housing for people who live and work here, a trained and employable workforce, infrastructure, and enough economic and talent diversity to secure the resiliency of The Shoals economic future. Whatever your need might be, you can find a reason to Select The Shoals!

For more information about our community or The Shoals EDA organization, visit ShoalsEDA.com.



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THE SHOALS
ECONOMIC DEVELOPMENT AUTHORITY

