

PROPERTY FACTS

- Address: 1800 Crawford Road
Opelika, Alabama 36801
- County: Lee
- Acreage: +/- 364 acres
- Building Size: +/- 1,559,770 sf
- Administrative Offices: +/- 26,340 sf
- Ceiling Heights: 21' to 25' clear
- Loading: Thirty-two (32) dock-high
Two (2) drive-in
- Zoning: M-1, Industrial District

SQUARE FOOTAGE BREAKDOWN:

Main Production Area:	+/- 954,429 square feet
Warehouse:	+/- 471,113 square feet
Manufacturing 2nd Floor:	+/- 75,100 square feet
Manufacturing 3rd Floor:	+/- 32,788 square feet
Office:	+/- 26,340 square feet
Total Square Footage:	+/-1,559,770 square feet

PARKING & ACCESS:

Approximately 425,000 sq ft of paved parking area. Main entrance from Alabama Highway 169 and secondary entrance on South Uniroyal Road.

OUT BUILDINGS:

Engineering Storage/ Fork Trucks, Maintenance Storage, Oil/Paint Shed, Baler/Recycling, Wellness Center, Personnel Offices and Guard House.

ELEVATORS & ROOF:

Two (2) freight elevators, 10' w x 17' d x 10'h. 34,000 lb transport capacity. 1963 Built-up Tar and Gravel and 2008 EPDM Replacement.

WATER & FIRE PROTECTION:

Potable water and process water (two cooling towers). Three (3) fire ponds with pump houses supplying 55 sprinkler risers in manufacturing and warehouse areas. 933 smoke detectors, 68 pull box alarms and 6 fire control panels.

ZONING:

M1, Industrial District. Intended for a wide ranges of uses, including but not limited too, manufacturing, wholesale, warehouse, processing, assembling and commercial. Should be served by a sanitary sewer and have provision for adequate on-site disposal. M-1 is for private ownership and M-2 is for public ownership such as the Opelika Industrial Development Board.

RAIL:

The property is accessed by a single-line rail which divides into three (3) separate tracks on the property, each accessing various parts of the property and building. The rail provider is Norfolk Southern.

ELECTRICAL:

Redundant 4160V Feeds from Alabama Power Rated 3000A each. Twenty-one (21) 480V substations rated 1000KVA each. 480V Buss Ducts throughout the plant. 277V plant lighting.



Warehouse and Shipping Docks



View of 3-Story Manufacturing Building



Front Receiving Area and View of Crawford Road



Rear Rail and Truck Loading Doors