



1150 State Docks Rd.
+/-264,665 SF Manufacturing Bldg.
+/-44 Ac. Site



VIDEO

East Alabama Industrial Site

1150 State Docks Road, Eufaula, AL 36027

Property Highlights

- +/-264,665 manufacturing facility on +/-44 acre site
- 17'-29' clear ceiling heights, 24'x50' structural bays
- 27 rail cranes, 5-10 ton capacity (subject to offer)
- 2,000 amp 3-phase power with upgrade potential

Property Summary

+/-264,665 SF manufacturing facility on +/-44 acre site with ample auto and truck/trailer parking and room for expansion.

Heavy steel frame construction with 17'-29' clear ceiling heights and 24'x50' bays. Includes 29 grade-level doors, 27 rail cranes (subject to offer), 2,000 amp 3-phase power, and active rail along west boundary. Building is fenced and gated with controlled access. +/-8,470 SF office on 2 floors with conference and training rooms, breakroom, and 8 restrooms.

2 miles south of downtown Eufaula, AL and less than 1 mile from US Highway 431.

Offering Summary

Sale Price:	\$2,650,000
Building Size:	+/-264,665 SF
Site Size:	+/-44 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	542	3,530	5,877
Total Population	1,463	9,222	15,201
Average HH Income	\$34,343	\$38,331	\$40,079

For More Information

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Offering Details

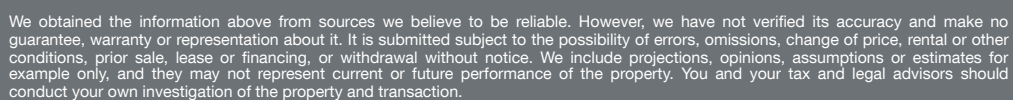
Sale Price:	\$2,650,000
Building Size:	+/-264,665 SF
Site Size:	+/-44 Acres
Price / SF:	\$10.01
Year Built:	1965
Zoning:	Industrial Park

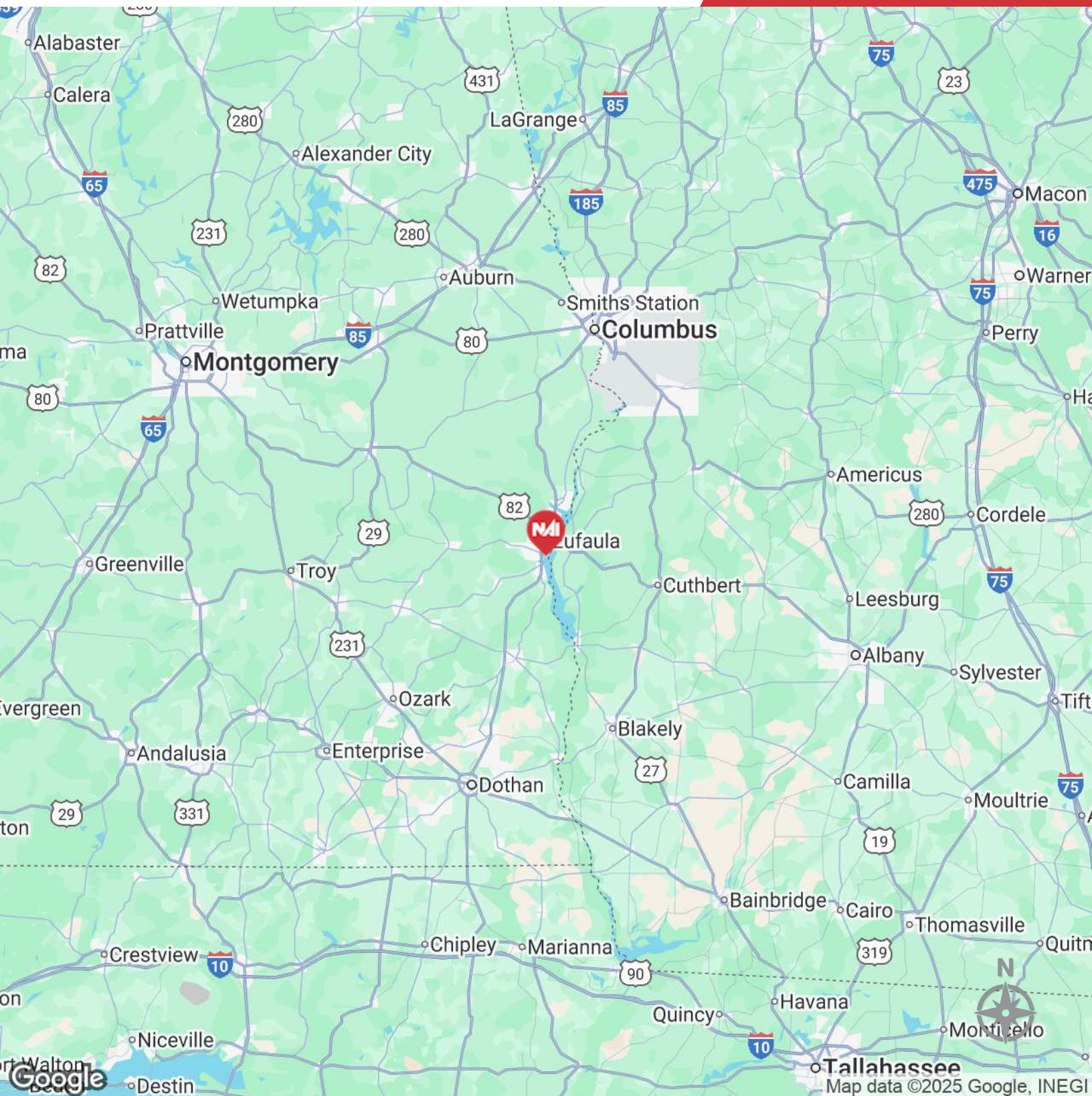
Property Overview

Former Nucor Building Systems manufacturing facility for sale, previously used for fabrication of pre-engineered building components. Property consists of +/-264,665 SF of buildings on +/-44 acre site with above-average auto and truck/trailer parking and secure outside storage. Approx. 15 acres of site are undeveloped and provide ample room for expansion.

Main manufacturing building consists of heavy steel frame construction with metal wall and roof panels, reinforced concrete slabs, 17'-29' clear ceiling heights, and 24'x50' structural bays. Includes 29 grade-level doors, 27 rail cranes ranging from 5 to 10-ton capacity (subject to offer), and 2,000 amp 3-phase power. Active rail along west boundary and former rail spur on property may be reactivated. Building and adjacent site area is fenced and gated with controlled access. Also includes +/-8,470 SF office on 2 floors with conference and training rooms, a large breakroom, and 8 restrooms.

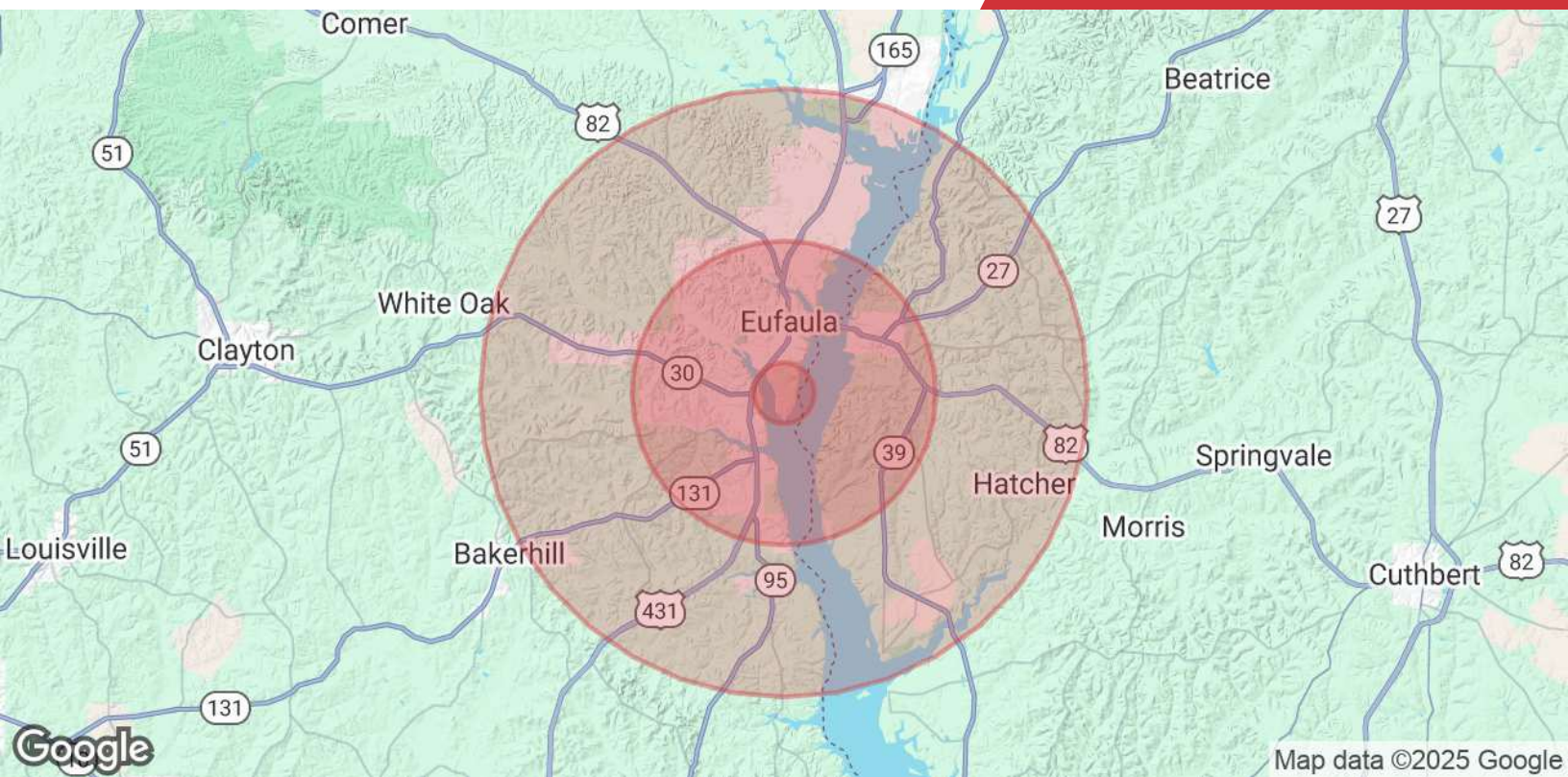
Located in an industrial park 2 miles south of downtown Eufaula, AL less than 1 mile from US Highway 431, 50 minutes to Columbus, GA and 1.5 hours to Montgomery, AL. East boundary of property fronts Lake Eufaula with potential for water access.





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,463	9,222	15,201
Average Age	29.2	32.9	35.9
Average Age (Male)	28.9	31.0	33.9
Average Age (Female)	29.8	34.5	37.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	542	3,530	5,877
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$34,343	\$38,331	\$40,079
Average House Value			

2020 American Community Survey (ACS)