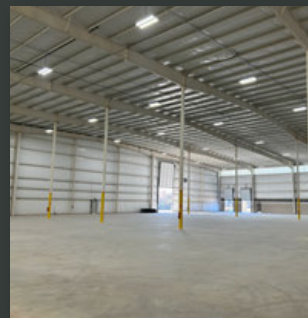


For Lease Free Standing Building

105 Jarvis Brewer Drive | Rogersville, AL 35651

~41,000 Sq Ft
For Lease - \$8.50 SF/YR (NNN)



Location



Property Highlights

- 41,000 SF (Divisible)
- Clear Height: 35'
- Dock Doors: 2
- Drive-in Doors: 1
- Situated for flexible use and growth
- Located just off the highway and a mile from amenities
- 20 minutes West of Athens and I-65

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804

www.chasecommercial.com

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Area Amenities

Electric

- Electricity Provider: Florence Utilities
- Distribution Voltage to Location: 12 kV Distribution on Site
- Phase 3 Power Available: Yes

Natural Gas

- Natural Gas Provider: Alagasco
- Gas Main Size: 4-inch Line on Site
- Gas Pressure: 350 PSI

Water

- Water Provider: Town of Rogersville Water Department
- Water Main Size: 8-inch Line on Site, 6-inch Line on Site

Waste Water

- Sewer Provider: Town of Rogersville Water Department
- Sewer Main Size: 8-inch Gravity Feed Line on Site
6-inch Force Line on Site
- Is Use of Lift Required? Unspecified

Telecommunications

- Telcom Provider: AT&T Fiber Ready
- ADSL Available from C.O. (Analog or Digital): Yes
- ISDN Available from C.O.: Yes

Protective Services

- Fire Insurance Class Rating: 5

Building Specifications

- Construction Type: Metal
- Construction Date: 2018
- Building Dimensions: 157ft W x 255ft D
- Total Sq. Footage: 41,000
- Manufacturing/Warehouse Sq. Footage: 40,000
- Office Sq. Footage: 1,000
- Column Spacing: 27ft
- Ceiling Height (Peak): 36ft
- Ceiling Height (Eaves): 36ft
- Tailgate Loading Docs: 2
- Drive-in door: 1x 15ft W x 18ft H
- Parking Spaces: 20
- Offices: 3
- Breakroom: 1
- Lobby/Reception: 1
- Heated Warehouse: Yes
- Rebar-reinforced slab: 6"

Zoning/Acreage/Topography

- Zoning Classification: Industrial
- Acreage: 7
- Acreage Available for Growth: 40
- 100 Year Floodplain: No
- Phase 1 Environmental Complete: Yes

Property Photos



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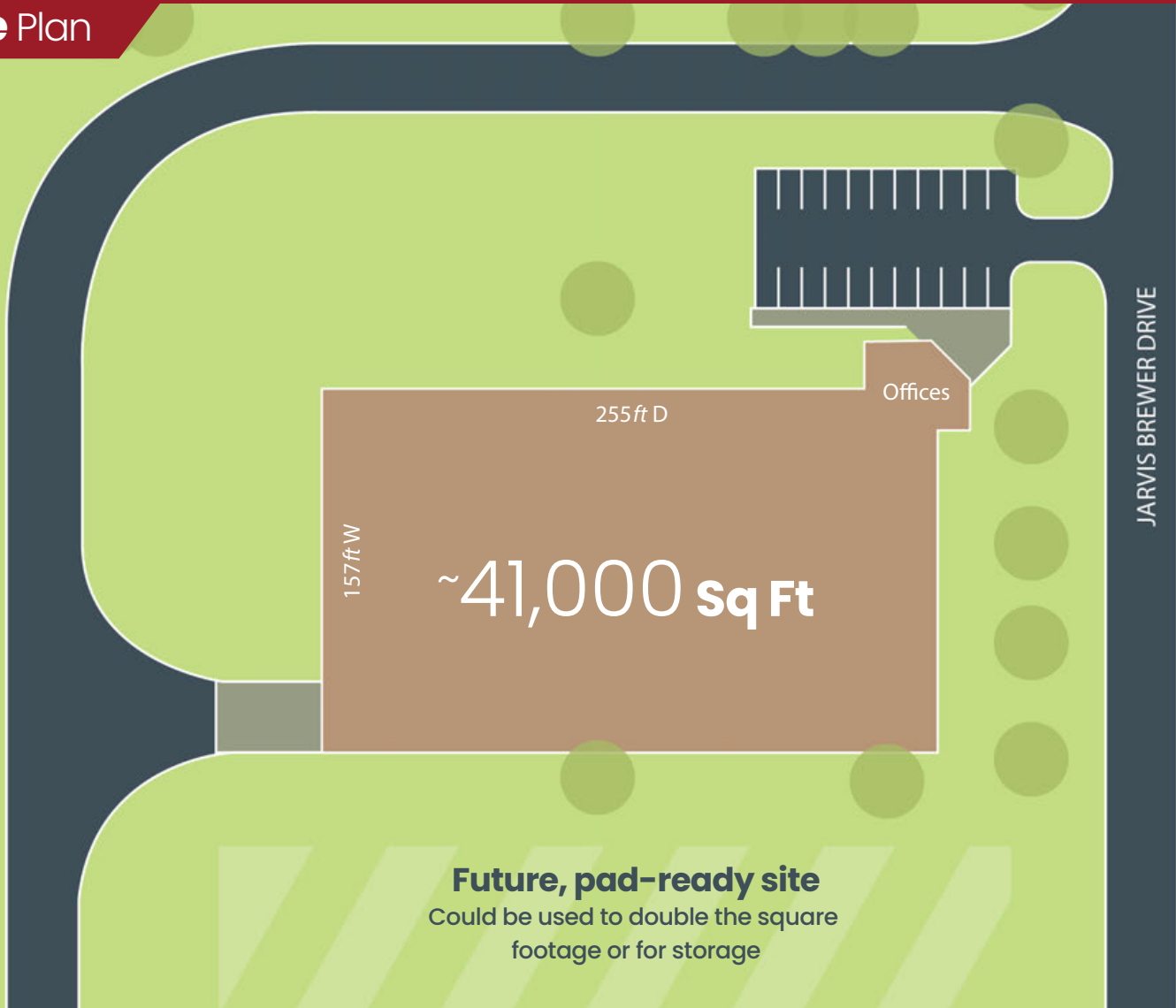
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Site Plan



Property Description

NEWLY CONSTRUCTED 41,000 SF warehouse, situated for flexible use and growth. The floor slab is unfinished for customization of plumbing and floor plan layout as dictated by the tenant. The site is 8 acres with an additional pad site on the south end of the building with enough room to double the square footage if needed or accommodate outdoor storage. Property is just yards off the highway and less than a mile from amenities in downtown Rogersville. From US-72 the property is only 20 minutes from Athens and Interstate 65.

More Information



To see other available properties, check out our listings at chasecommercial.com or scan the QR code on your mobile device.

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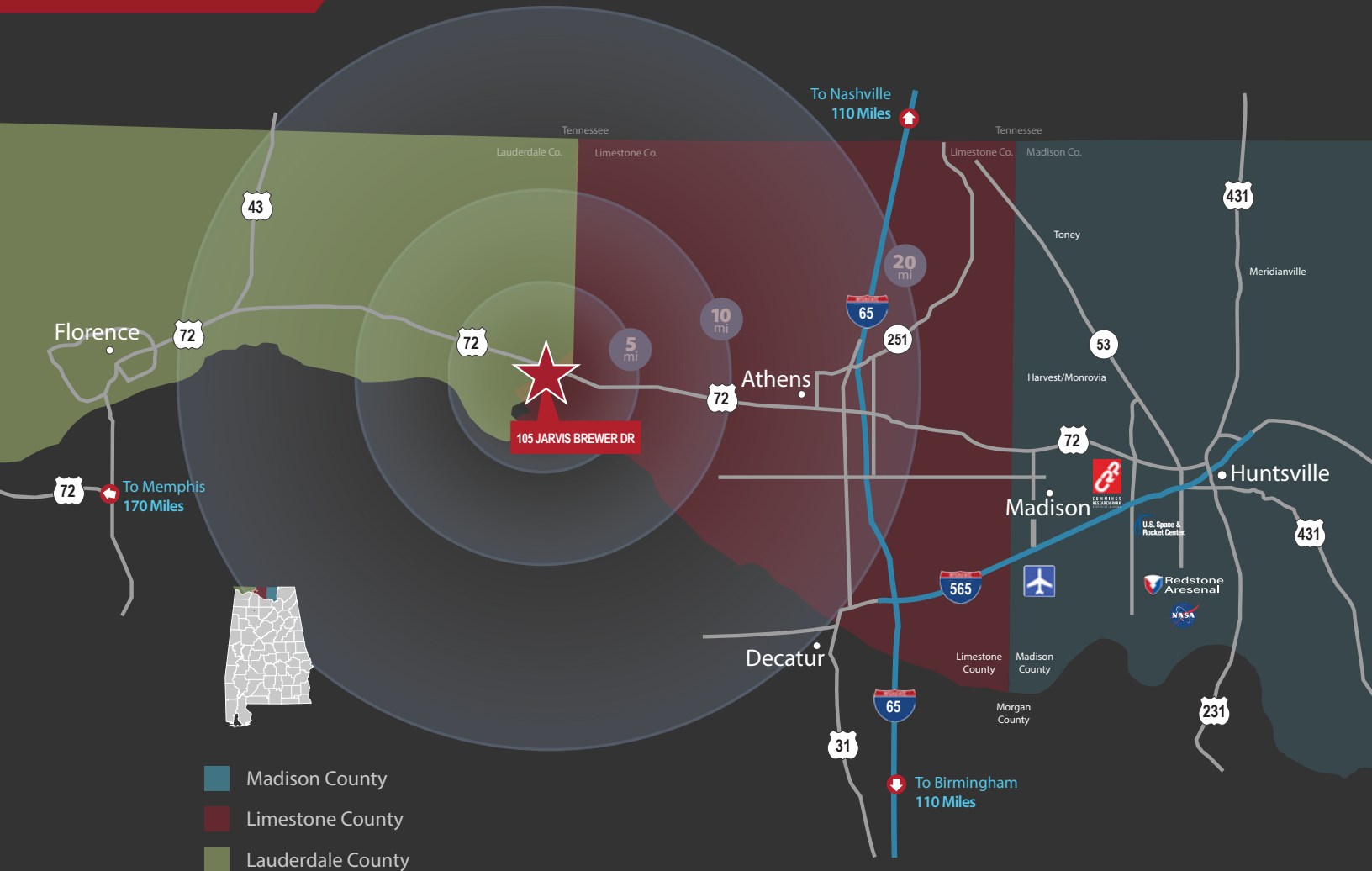
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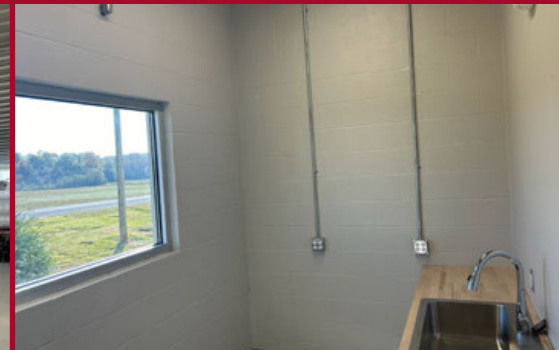
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Area Amenities



Property Photos



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Area Amenities



207

72



105 JARVIS BREWER DR

market
Advance Auto Parts
McDonald's
Whitts BARBECUE
O'Reilly
TACO BELL
Hardee's
SUBWAY
Pizza hut

TSC TRACTOR SUPPLY CO

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