

Building Profile

Alabama Site Selection Database

Scottsboro Aluminum

City: Scottsboro County: Jackson
 Micropolitan Area: Scottsboro



Building Id: 4305	
Street Address	1762 Goosepond Drive
Nearest City	Scottsboro
Within City Limits	Yes
Zip Code	35769
Latitude	34.598898
Longitude	-86.06564
Located in Industrial Park	No
Park Name	n/a
Within Enterprise Zone	Yes
Within Favored Geographic Area	Yes
Within Renewal Community	No

General Building Data	
Total Size	1,050,350 sq.ft.
Space Available	1,050,350 sq.ft.
Multi-tenant	Yes
Building Dimensions	
Number of Buildings	1
Number of Floors	1
Largest Production Area	1,028,359 sq.ft.
Office Area	22,000 sq.ft.
Building Expandable	
Expandable to	
Floor Thickness	
Total Acreage	150
Additional Available	No
Ceiling Height	Eave: 20 ft. Max: 44 ft.
Bay Spacing	Length: Width:
Air Conditioned	No
Heated	No
Cranes	Number of Cranes: 10 Capacity of Largest: 150 ton(s) Under Hook: 28 ft.
Truck Docks	
	Dock Level: Drive In:
Year Built	1967
Last Expansion	1967
Refrigerated Area	No
USDA Approved	No
Sprinklers	
Construction Material	Primary: Conc Blk Secondary:
Parking Paved	Yes
Number of Cars	510
Zoning	Light Industrial
Previous Use	Industrial
Previous Use Description	Rolled Aluminum

Transportation	
Rail Service	Provider: Norfolk Southern Track Status: Spur Available Provider #2: Track Status: Not Available
Waterway	Dock Facility: Not Specified

Nearest Commercial Air City	Huntsville, AL Miles to Nearest Service: 50 mile(s)
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Highways			
<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-24	40	
Interstate	I-565	37	
Interstate	I-59	27	
Federal Highway	72	1	Yes
Alabama Highway	79	1	No

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Utilities

Natural Gas

Provider: Marshall County Gas District
 Status: Existing
 Size of Main: 12 in.
 Main PSI:

Electricity

Provider(s): Tennessee Valley Authority
 Scottsboro Electric Board
 Status: Existing
 Amps:
 Phase: 3
 Voltage: 13,800

Water

Provider: Scottsboro Water/Sewer &
 Gas
 Status: Existing
 Size of Main: 12 in.

Telecommunications

Service Provider: CenturyLink
 Fiber Optics: Yes
 Redundancy: Yes
 xDSL Available: Yes

Sewer

Provider: Scottsboro Water/Sewer &
 Gas
 Status: Existing
 Size of Main: 8 in.

Price

Base Rent (Annual)	\$780,000.00
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Base Rent	Total
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Sale Price	\$5,250,000.00
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	Total
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Negotiable	Yes
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Date Quoted	Apr 28, 2010
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Price Comments

Lease rate is dependent upon amount of space needed. Can be leased for \$65,000/month for a 10-year lease with fixed options for renewal.

Key Building Features

There is no existing electrical system in this building, will needs rebuilding. 400,000' area has a 37' ceiling and the long area is 48'. There are large cranes there also. Has its own sewage treatment facility, a large water cooling tower.

General Comments

Building has multiple cranes, including a 150/25 ton double-hook crane in the rolling mill portion(1,950' X 105'). Can be divided. 4 rail docks. Floor thickness varies from 10-24.

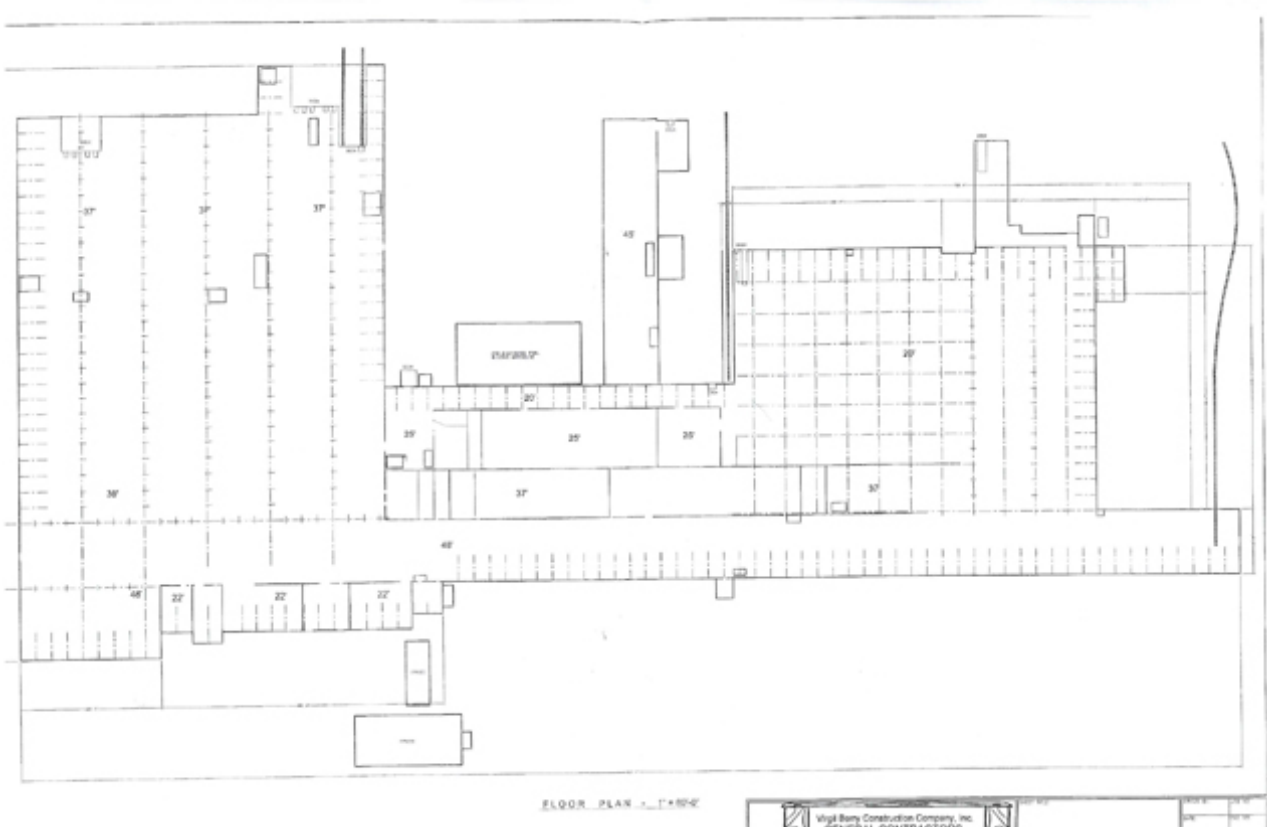
Building information is current as of 4/28/10

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Economic Development Partnership of Alabama
www.edpa.org

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