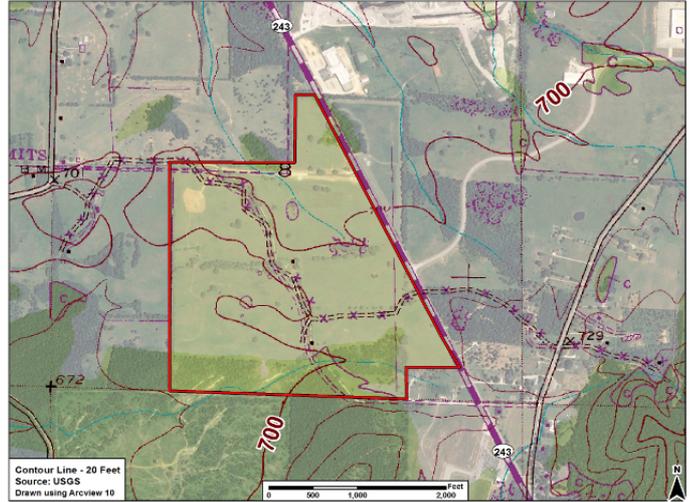


MG Industrial Park

City: Russellville **County:** Franklin



Street Address: AL Hwy 243
Nearest City: Russellville
Within City Limits: No
Zip Code: 35654
Latitude: 34.4587
Longitude: -87.7154
Loc. In Industrial Par: Yes
Park Name: MG Industrial Park
Within Enterprise Zone: No
Within Favored Geo Area: No
Within Renewal Community: No

Transportation

Rail Service

Provider: Norfolk Southern
Track Status: <1 Mile
Provider 2:
Track Status: Not Available

Waterway

Provider: Tennessee River
Dock Facility: Port 11 to 25 miles

Nearest Commercial Air City

Muscle Shoals, AL
Mi. to Service: 20

Highways

Type	Name	Mi. To Access	4 Lane?
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Total Acres: 190
Available Acres: 172
Additional Available: No
Largest Tract: 172
Smallest Tract: 30
Protective Covenants: Yes
Phase 1 Enviro: Yes
Prelim Geotech: Yes

Topography: Flat
Wetlands Assesment: Yes

Ecol Review: Yes

Cultural Resources Review: Yes
Zoning: None
Previous Use:

Use Description: Cattle and farming

EDPA Economic Development Partnership of Alabama

Utilities

Natural Gas

Provider: Russellville Utilities
Status: Existing
Size of Main: 6
Main PSI: 175

Electric

Provider: Franklin Electric Co-op
Status: Existing
Amps:
Phase:
Voltage:

Water

Provider: Russellville Utilities
Status: Existing
Size of Main: 16

Telecommunications

Provider: AT&T
Fiber Optics: Yes
Redundancy: No
xDSL Available: Yes

Sewer

Provider: Russellville Utilities
Status: Existing
Size of Main: 8

Price

Base Rent(Annual):

Sale Price: \$7,000.00 per acre
Negotiable: Yes
Date Quoted: 10/4/2013 12:00:00 AM
Price Comments:

Site Comments:

161k Transmission line less than 1 mile from site.
10 Acre Pad Ready Site prepared for a future building.



