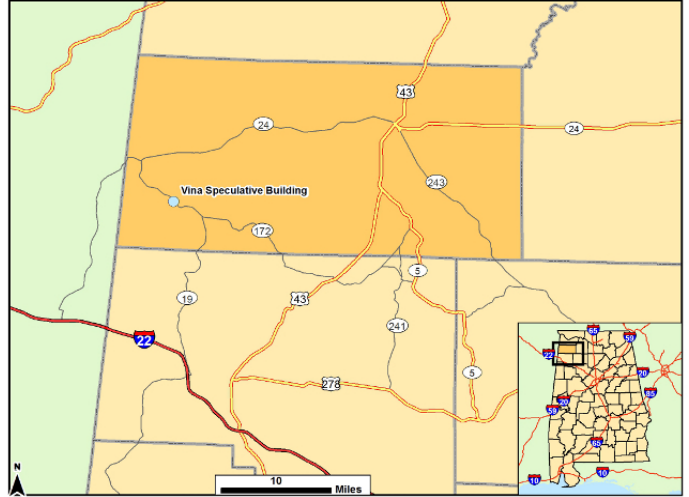


## Vina Speculative Building

City: Vina

County: Franklin



**Street Address:** 159 Industrial Park Drive  
**Nearest City:** Vina  
**Within City Limits:** Yes  
**Zip Code:** 35593  
**Latitude:** 34.3833  
**Longitude:** -88.0826  
**Loc. In Industrial Park:** Yes  
**Park Name:** Vina Industrial Park  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** No  
**Within Renewal Community:** No

**Transportation**

**Rail Service**

Provider:  
 Track Status: Not Available  
 Provider 2:  
 Track Status: Not Available

**Waterway**

Provider: Tombigbee River  
 Dock Facility: Port 26 to 50 miles

**Nearest Commercial Air City**

Muscle Shoals, AL  
 Mi. to Service: 56

**Highways**

Type	Name	Mi. To Access	4 Lane?
Federal	43	20	Yes
Federal	78	18	Yes
Interstate	I-22	18	Yes
Interstate	I-65	77	Yes
State	19	0	No

**Total Size:** 42,750 Sq. Ft.  
**Space Available:** 42,750 Sq. Ft.  
**Multi-tenant:** No  
**Building Dimension:** 150 x 270  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Largest Production Area:** 40500  
**Office Area:** 2,250 Sq. Ft.

**Building Expandable:** Yes  
**Ceiling Height:** Eave: 33 ft  
 Max: 41 ft

**Bay Spacing:** Length: 30  
 Width: 150

**Air Conditioned:** No  
**Heated:** No  
**Cranes:** Number: 0

**Truck Docks:** Dock Level: 14  
 Drive In: 1

**Year Built:** 2012

**Last Expansion:**  
**Refrigerated Area:** No  
**USDA Approved:** No  
**Sprinklers:** No  
**Construction Material:** Reinforced Concrete Blk

**Parking Paved:** Yes  
**Number of cars:** 8  
**Zoning:** Heavy Industrial  
**Previous Use:**  
**Previous Use Desc:** Speculative Building



# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: Vina Gas Bd  
Status: Existing  
Size of Main: 2  
Main PSI: 40

### Electric

Provider: Alabama Power Company  
Status: Existing  
Amps: 400  
Phase: 3  
Voltage: 270/480

### Water

Provider: Vina Water and Sewer  
Status: Existing  
Size of Main: 6

### Telecommunications

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

### Sewer

Provider: Vina Water and Sewer  
Status: Existing  
Size of Main: 6

## Price

**Base Rent(Annual):** \$1.56  
per sq ft.  
**Sale Price:** \$1,200,000.00  
**Negotiable:** Yes  
**Date Quoted:** 9/12/2013 12:00:00 AM  
**Price Comments:** Lease price as is - improvements will affect price.

## Key Building Features:

Speculative building with a gravel floor. Building can be quickly and easily fitted to company needs. Expansion pad prepared and compacted. Size of building can be doubled quickly. Enough acreage available to expand larger than 81,000 s.f.

## Building Comments:

Located only 18 miles from the new interstate 22.

