



DISTRIBUTION & WAREHOUSE FACILITY

TUSCALOOSA, ALABAMA • 230,000 SF ON 15.81 ACRES

LEASE

Rite Aid Distribution Center
3931 Rice Mine Road NE
Tuscaloosa, AL 35406

TOTAL FACILITY SIZE:

± 230,000 SF

AVAILABLE SPACE:

45,000 SF

SITE: ±15.81 Acres

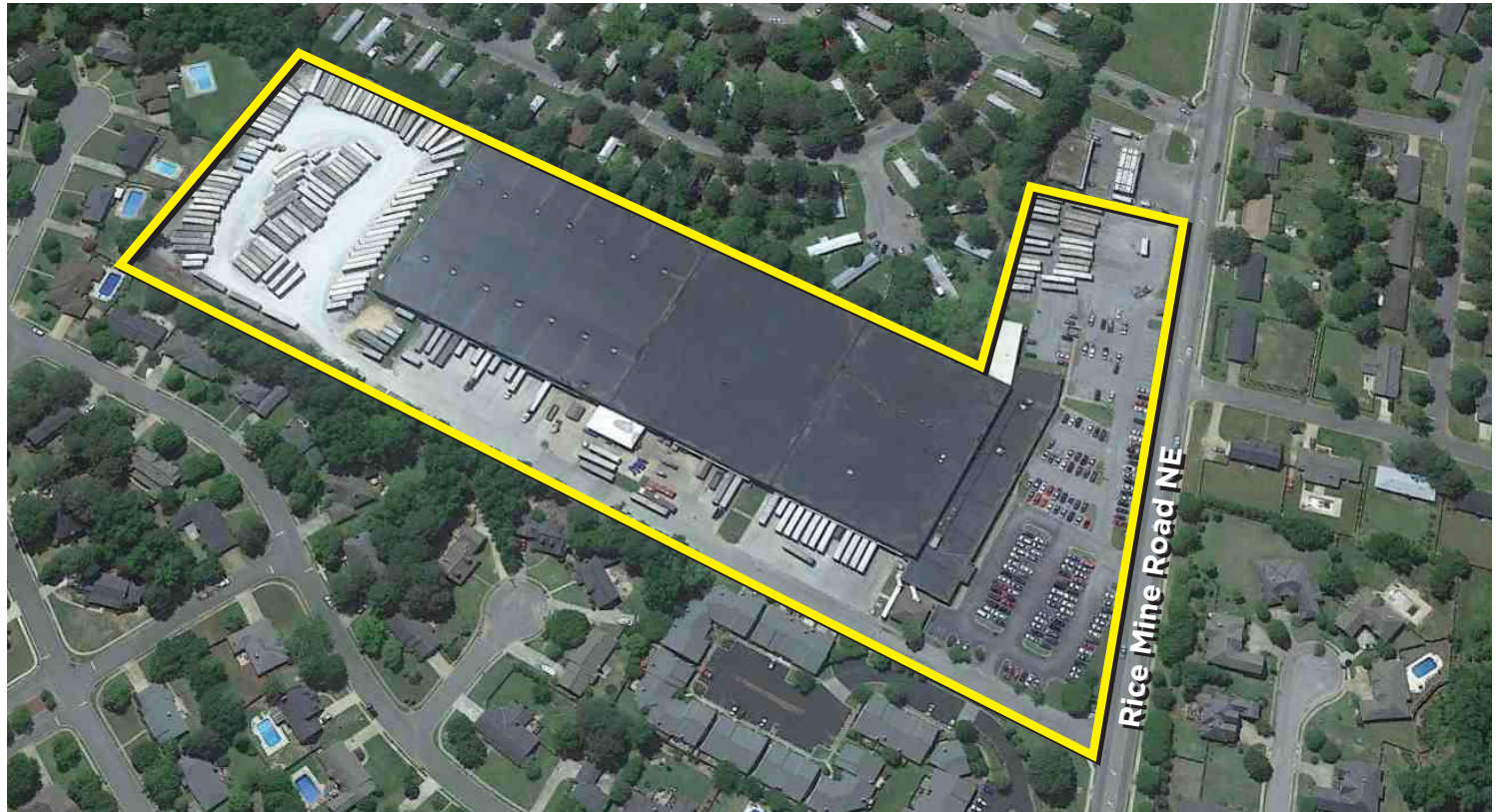
SPECIAL FEATURES:

- (36) Dock high doors with electric seals & lights
- Built in 1980
- 24' Clear height
- Roof replaced in 2014 with a 10-year warranty
- ESFR wet sprinkler system
- Located in unincorporated Tuscaloosa County

► See Site Plan on Reverse Side

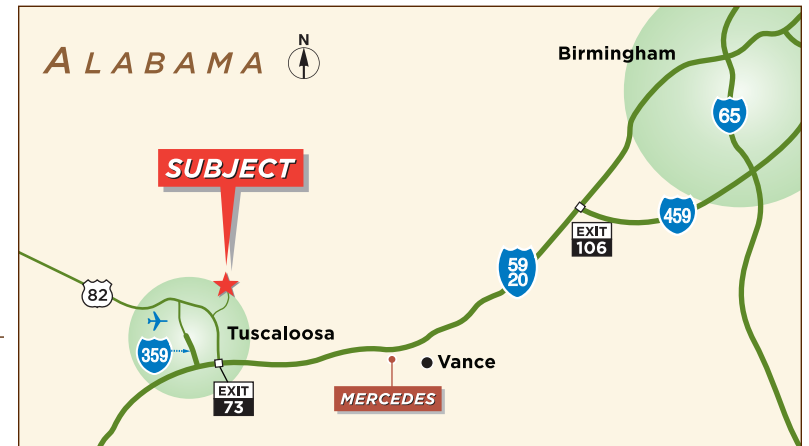
EXCLUSIVE AGENTS

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LEASE RATE

\$3.75 PSF



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06/5/18 CD



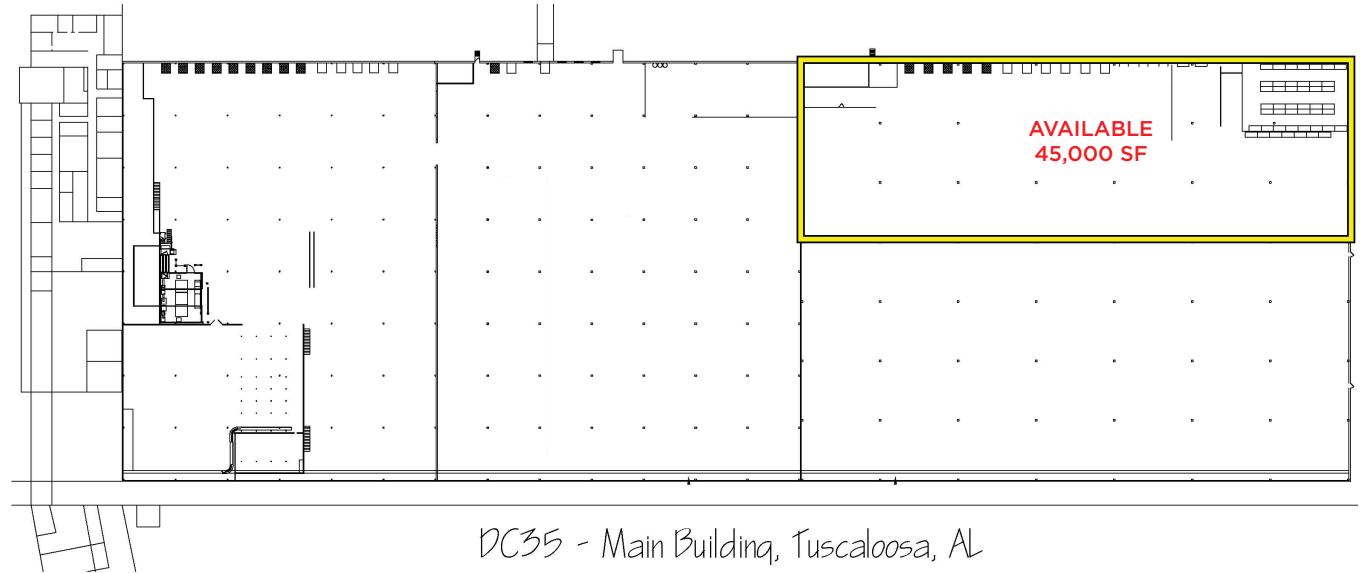
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PROPERTY INFORMATION

Location	3931 Rice Mine Road, NE, Tuscaloosa, AL 35406 (Tuscaloosa County)
Building Size	230,000 SF
Acreage	±15.81
Office Space	±23,848 SF
Construction	Brick/block
Built	1980
Lighting	Metal halide high bay fixtures, T8 and T12 fluorescent
Ceiling Height	24' clear
Column Spacing	52' x 40'
Loading	(36) Dock high with electric seals & lights
Auto Parking	200 spaces, plus gravel parking
Trailer Storage	Available on site
Sprinkler	ESFR, Wet
Electrical Service	3-Phase, 480 volt
Roof	New in 2014 with 10 year warranty
Zoning	Unincorporated Tuscaloosa County, no zoning
Remarks	The entire property is not in the city limits, but it is in the police jurisdiction.

FLOOR PLAN



SPACE AVAILABLE

45,000 SF

