



FORMER ARD WAREHOUSE FOR LEASE

TUSCALOOSA, ALABAMA

LEASE

3001 Interstate Circle
Tuscaloosa, AL 35453

PROPERTY INFORMATION

AVAILABLE SPACE

40,000 SF

SITE SIZE

9 acres, flat, fully developed

CONSTRUCTION 8' split faced block across front of building, insulated metal warehouse

BUILT 2001, addition - 2006

CEILING HEIGHT 35' clear

SPRINKLER .30/2000 SF

LIGHTING: T-5 fluorescent

COLUMN SPACING: 25'x60'

FLOORS

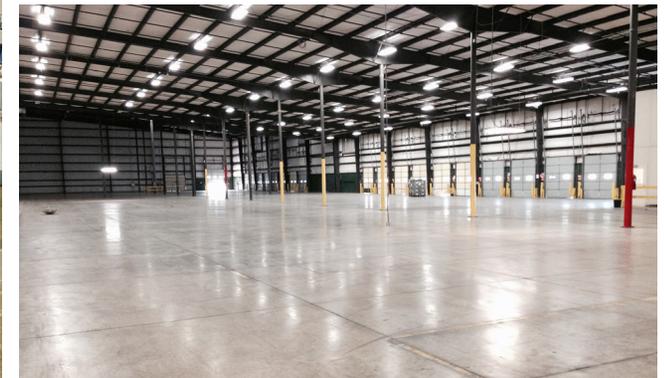
6" concrete with 6"x6" wire mesh, in excellent condition, 4,000 PSI

LOADING

- (10) 9'x10' dock high with levelers, shelters and lights
- (2) drive-in

EXCLUSIVE AGENT

Ogden Deaton, SIOR
205.871.7100
ogdend@grahamcompany.com



HEAT Cambridge Air Rotation Units

VENTILATION

(6) 60" wall fans with corresponding louvres

ROOF Standing seam insulated metal

TRUCK COURTS Large truck courts for trailer maneuvering and storage

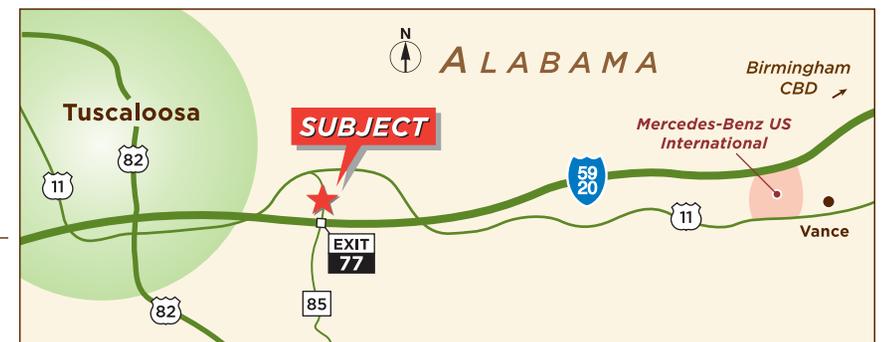
LEASE RATE

\$5.45 PSF, NNN

Information deemed reliable, but not guaranteed.

REMARKS

- Building in mint condition
- Building is very functional with excellent ceiling heights and loading
- Located in industrial park, good neighborhood
- Less than 1 mile from I-59 and 10 miles from Mercedes Plant



1801 Fifth Avenue North
Suite 300
Birmingham, AL 35203

TEL 205.871.7100
FAX 205.871.3331
grahamcompany.com

7/18/18 CD