



INDUSTRIAL MANUFACTURING BUILDING FOR SALE

455 Highway 70,
Columbiana, AL 35051



PROPERTY FOR SALE

- ▶ Total Square Feet: 200,000± SF
- ▶ Former manufacturing plant with heavy, 3-phase, 4-wire power
- ▶ Metal construction
- ▶ Zoning: M-1
- ▶ 112 Spaces; Ratio of 0.56/1,000 SF
- ▶ 5 drive-in doors (2- 8'x10', 2- 10'x10', 1- 12'x12') & 6 loading docks

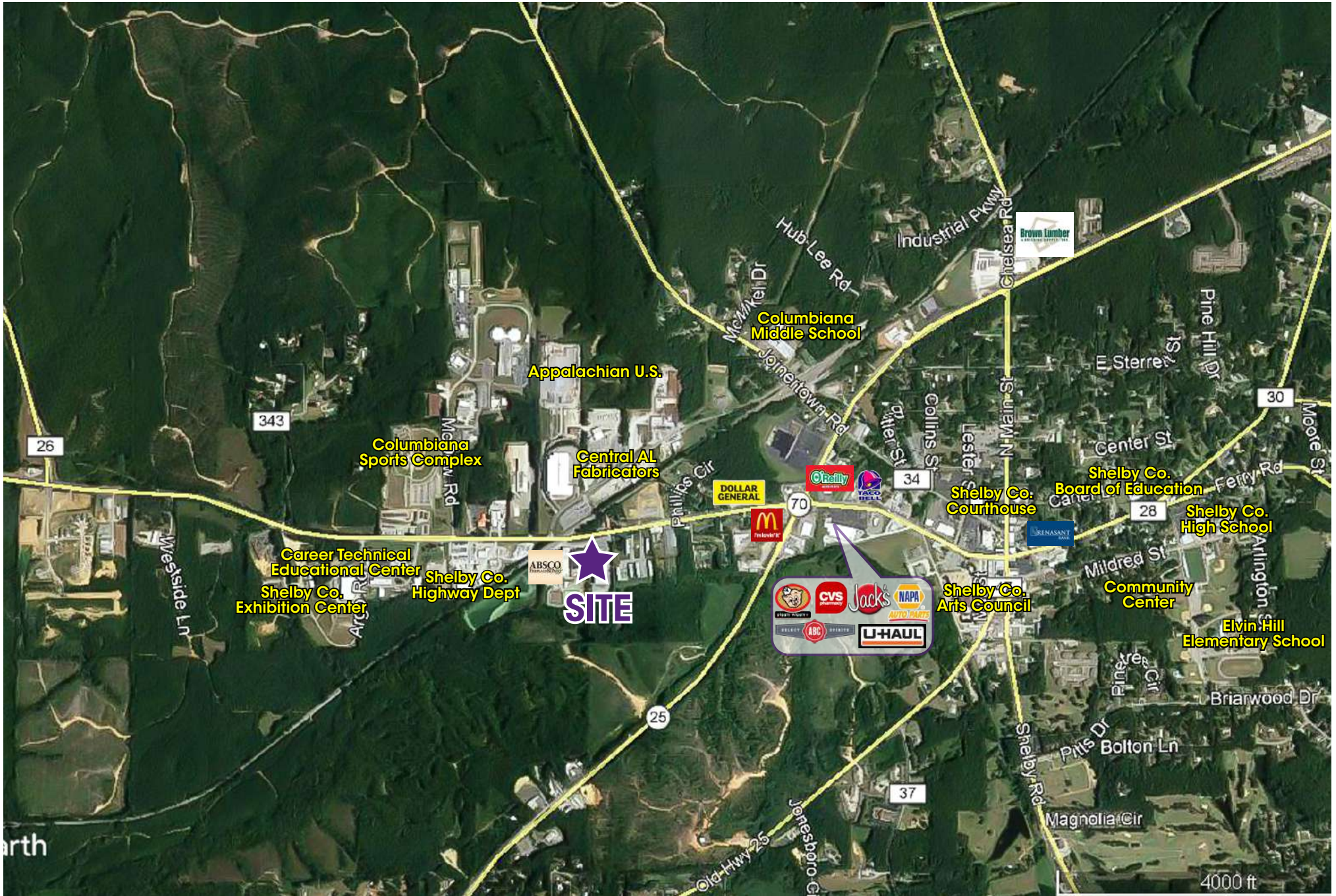
SALE PRICE: NEGOTIABLE

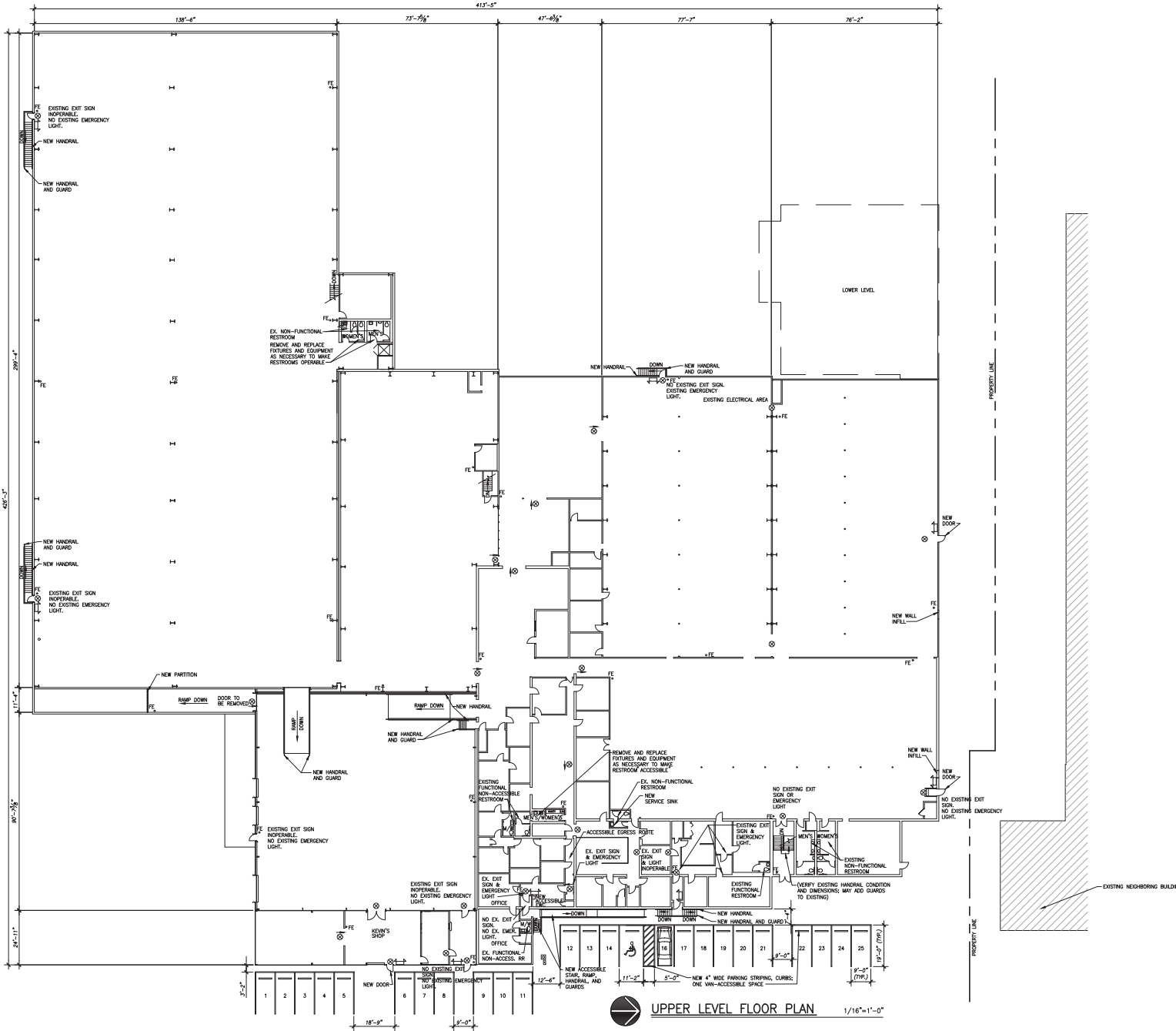
- ▶ Ceiling heights range from 15' to 27' in different parts of the building
- ▶ Parts of the building's lighting has been replaced with LED, which has reduced the power bill by over 58%
- ▶ Entire listing is sprinkled and up-to-date. Newer portion of the warehouse, on the left, has ESFR sprinklers
- ▶ Current owner is willing to lease occupied 55,000± SF space at the rear of building for seasonal "phobia factory" for 1-2 years from purchaser for \$5,000/month



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NOTE: REPLACE EXISTING EXTERIOR DOORS AND/OR HARDWARE AS REQUIRED (TO BE DETERMINED)
 EXISTING STAIRS MAY BE ACCEPTABLE, WITH CONDITIONS (NEPA 101 TABLE 7.2.2.1 (3))

UPPER LEVEL FLOOR PLAN 1/16"=1'-0"

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COLUMBIANA STATION
 455 HIGHWAY 70
 COLUMBIANA, ALABAMA

REVISIONS
 DATE: 10/02/2018
 PROJECT # 1805
 DRAWN BY: DAVIS/ANGSTROM
 CHECKED BY: DAVIS

UPPER LEVEL FLOOR PLAN
 A1
 X OF X

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OVERVIEW

AERIAL

FLOOR PLAN

PICTURES



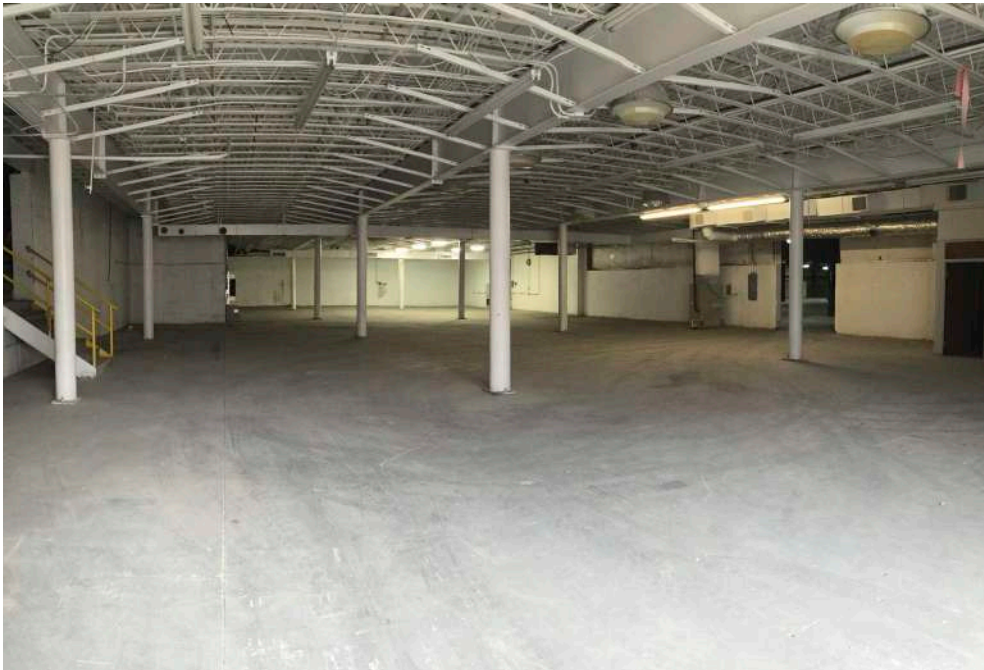
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