

For Sale – Office/Distribution Center



Former Supreme Beverage Facility

9100 US HWY 431
Alexandria, AL 35260

Property Brief

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Supreme Beverage – Alexandria, AL
Office, Warehouse and Distribution Facility
Property Summary

Building Address: 9100 US Hwy 431 Alexandria, AL
Centrally located between Gadsden and Anniston

Sales Price: \$ 1,250,000.00

Zoning: No Zoning. Industrial use.

Land Area: ±6.18 acres

Building Description: Site consists of one building.
Total building is ±32,870 SF
±14,070 SF addition in 2009,
±3,940 SF of office space, which contains
±2,590 SF of mezzanine storage space with the remaining
±28,930 SF **fully conditioned warehouse.**

Office Space contains:
Lobby/Entry with Receptionist
9 private offices
2 sets of common area restrooms
Training Room 33' X 20'
Conference Room 22' X 14'
Break Area

Additional:
Restroom in warehouse area
Drive lane area with 16' X 12' overhead door
Storage (Mezzanine)
Security System
Fenced Yard

Walk in Coolers 28' X 37'

Construction:

Office

Metal Frame demolished and renovated in 2009

Warehouse

100'X118' Fully conditioned, metal frame and tilt-up, partially renovated in 2009

Spacing column in center: 39.5'

Three (3) loading docks with levelers 10' X 8'

Four (4) ground level overhead doors 12' X 12'

Two (2) ground level overhead doors 16' X 12'

Reinforced concrete slab with steel frame. Exterior consists of masonry and metal panels. Thermal windows in aluminum frames.

Ceiling Clearance:

Main Warehouse - 22' eave height warehouse

Fire Sprinkler:

Not Sprinkled.

Access:

Three (3) loading docks with levelers 10' X 8'

Four (4) ground level overhead doors 12' X 12'

Two (2) ground level overhead doors 16' X 12'

Seven (7) Pedestrian doors:

South side – (1) glass storefront

West side – (1) painted metal, (1) glass storefront

East side – (1) metal door

North side – (3) metal doors

Climate Controlled:

Entire 32,870 SF of climate controlled

Cooler area contains ±1,036 SF of refrigerated space.

Power:

800 Amp Service 3 Phase 480V

Parking:

Combination of asphalt paved parking and gravel parking
Fenced yard space

Flood:

Property located in flood zone X (Areas determined to be **outside** the 500 year flood plain) as indicated by FEMA

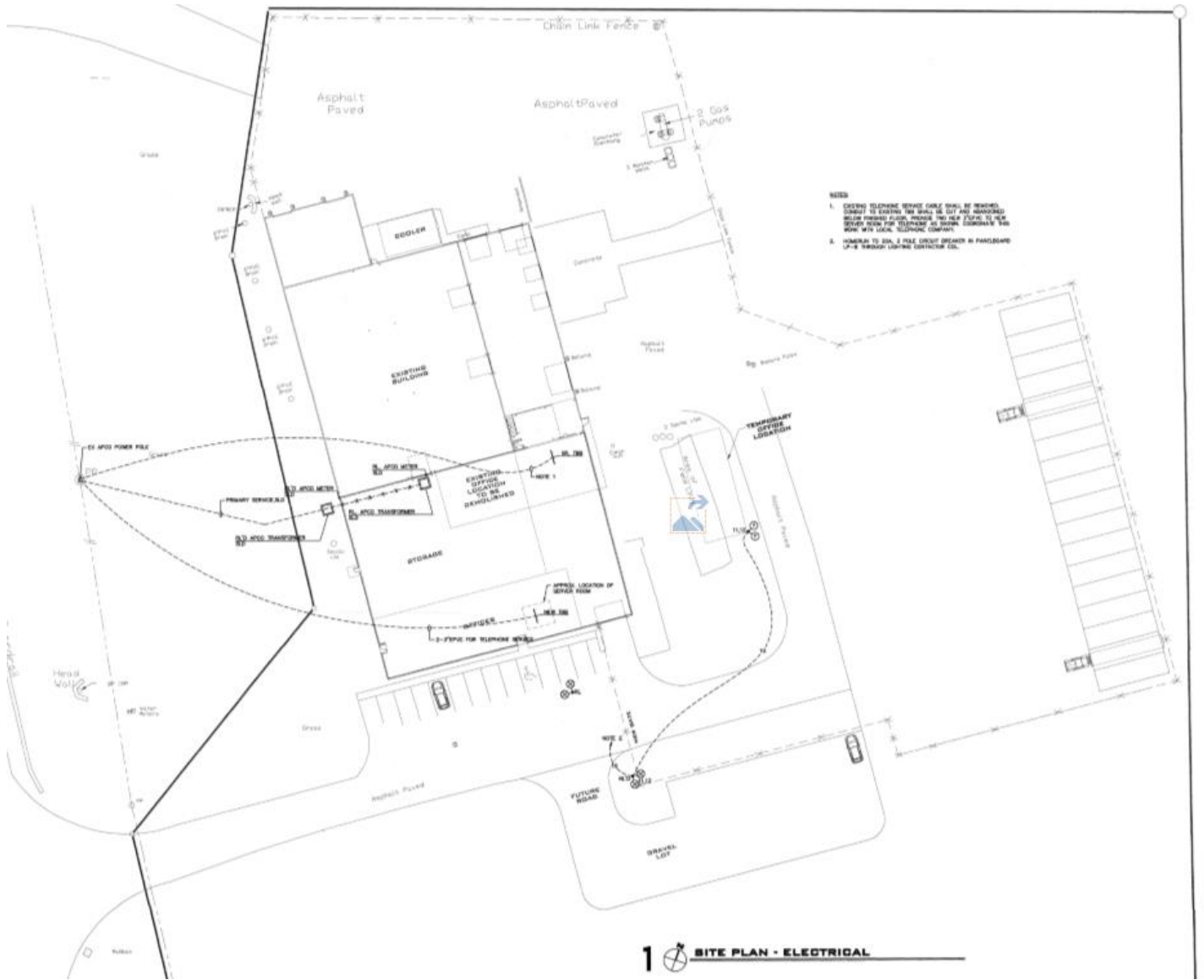
Disclaimer:

All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

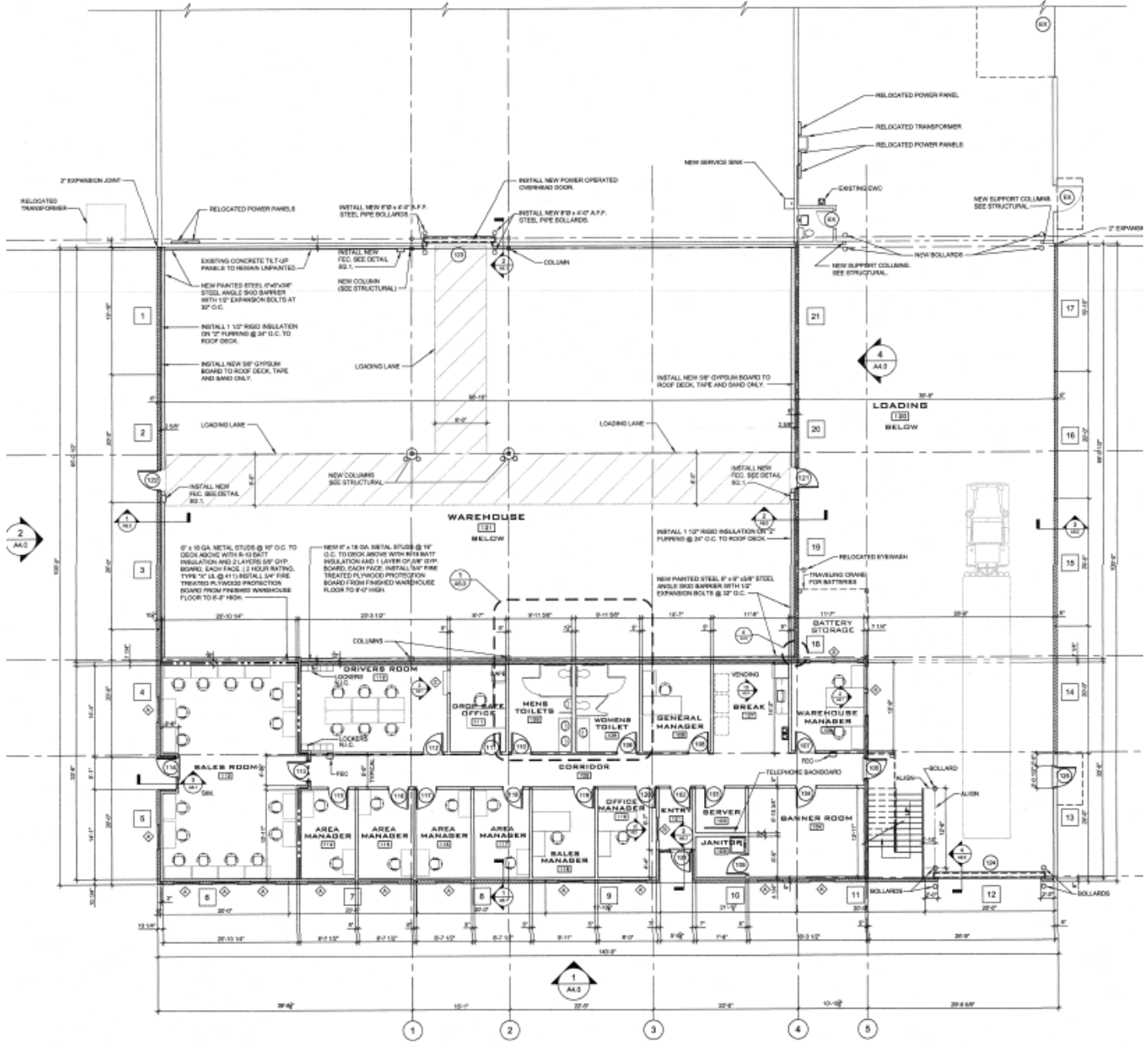
Aerial View of 9100 US Hwy 431, Alexandria AL



Site Plan



2009 Addition Site Plan



--- 2 HOUR RATED WALL

1 NEW WORK FLOOR PLAN

SCALE: 1/8" = 1'-0"

Flood Plain Map

FloodInsights



FloodInsights Report For:

9100 US HIGHWAY 431, ALEXANDRIA,AL 36250

Geocoding Accuracy: S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)

Original Input Address: 0100 US HIGHWAY 431, ALEXANDRIA,AL 36250

Flood Zone Determinations (Non-Guaranteed)

SFHA Within 250 feet of multiple flood zones?

Out No

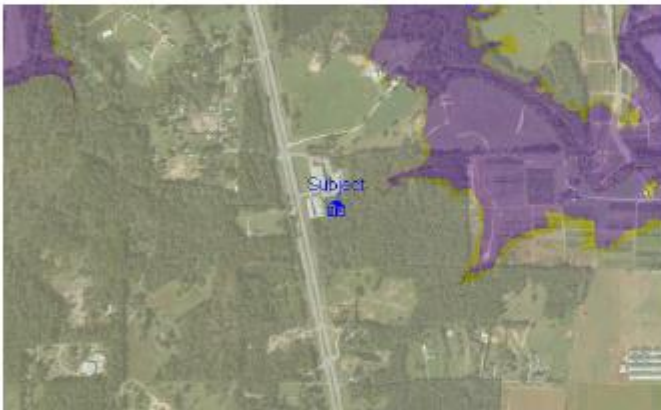
Map Number

01015C0145E

| Community | Community_Name | Zone | Panel | Panel_Dte | COBRA |
|-----------|---------------------|------|-------|----------------|-----------|
| 010013 | UNINCORPORATED AREA | X | 0145E | March 16, 2016 | COBRA_OUT |

FIPS CensusTract

01015 0025.01



FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 100-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

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02/13/18