



INDUSTRIAL FACILITY | FOR SALE

11005 Ed Stephens Road | Cottondale, AL | 35453 **SALE PRICE: \$7,950,000**

BUILDING SIZE:

146,270 SF Total; 11,120 SF Office

SITE SIZE: 15 Acres

YEAR BUILT: 1996; expanded 1999 & 2003

CONSTRUCTION TYPE:

100% Concrete tilt-up

PARKING: 189 Surface spaces

LOADING:

- (12) 9'x10' Dock doors
 - » Electrically operated
 - » Dock locks
 - » Dock shelters
 - » Hydraulic levelers
 - » Swing lights
- (2) 9'x10' Dock doors, standard
- (1) 9'x10' Drive-in ramp

CLEAR HEIGHT: 20' 7" - 23' 3" - Main Plant
20' 7" - 22' 3" - Addition

ELECTRICAL: 1,000 kVA, main transformer

SPRINKLER: Wet system, .85 GPM/4000 SF

FLOOR: 8" Slab, 3,500 PSI

COLUMN SPACING: 48'x52'

HVAC: 100% Conditioned Plant Area

OTHER: Air lines throughout, bus-duct



EXCLUSIVELY OFFERED BY

SONNY CULP, SIOR

sonnyc@grahamcompany.com

205•871•7100 | GrahamCompany.com

Information deemed reliable but not guaranteed



Graham & Co

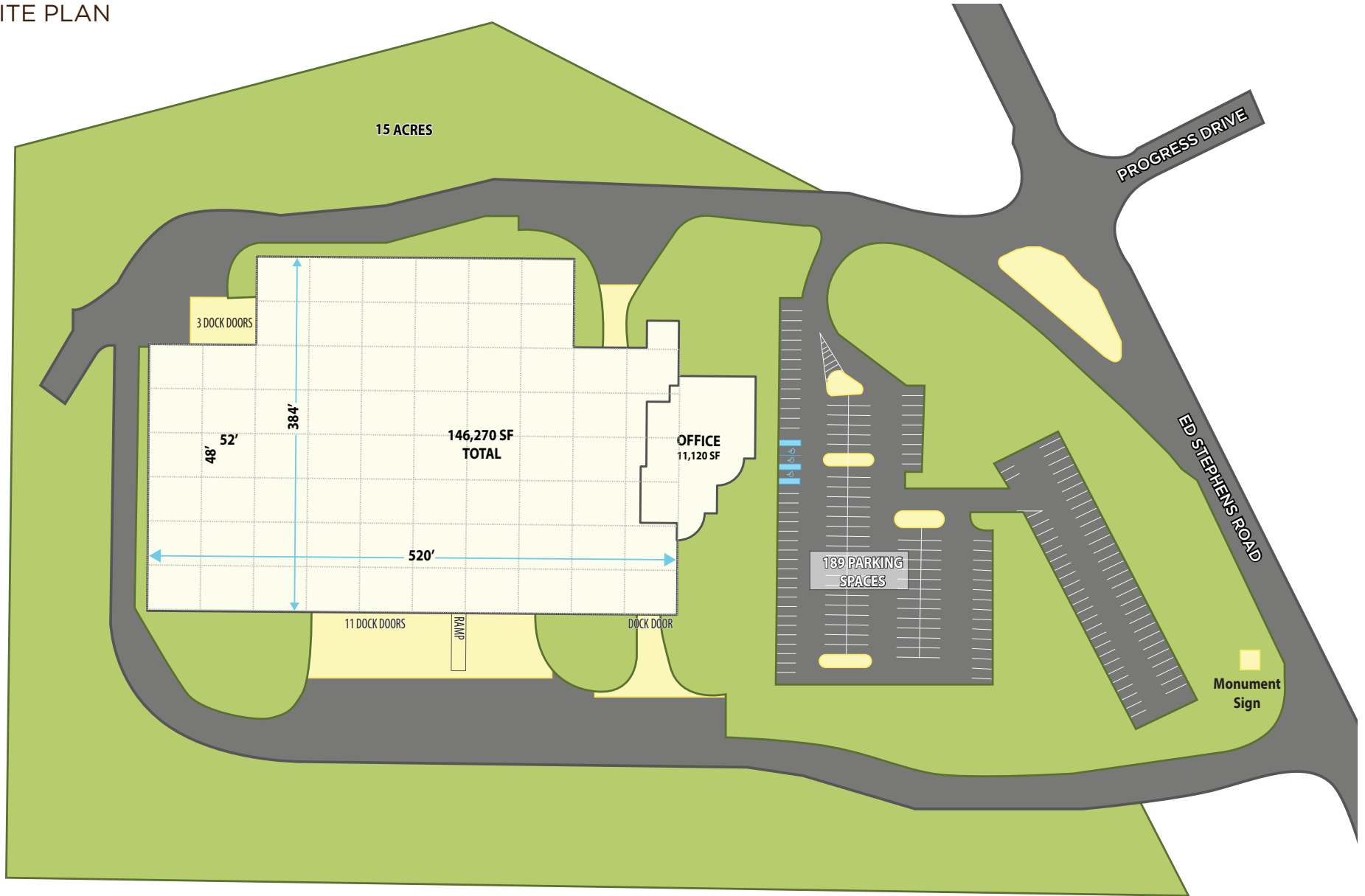
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SITE PLAN



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