



GREENVILLE, ALABAMA
196,000 SQ. FT. on 29 ACRES
FOR SALE AND LEASE



**201 INDUSTRIAL PARKWAY
GREENVILLE, ALABAMA 36037
196,000 SQ. FT. INDUSTRIAL BUILDING**

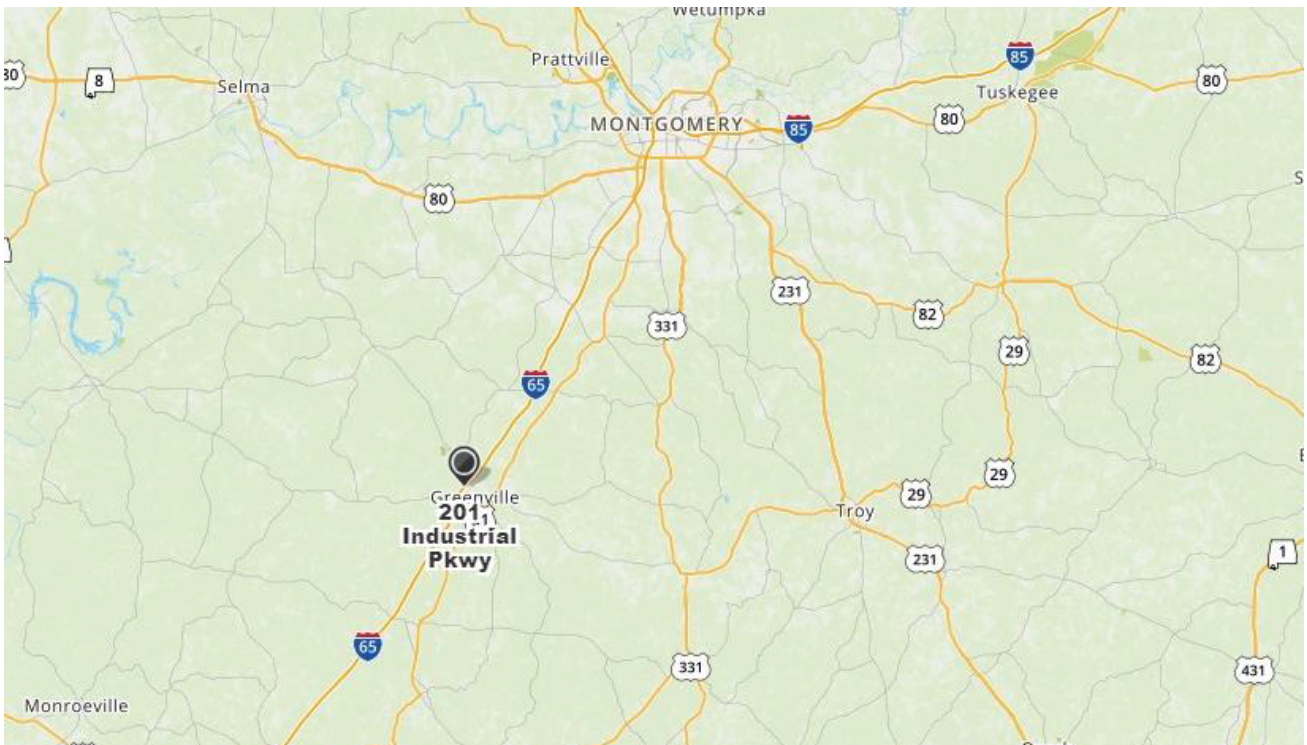
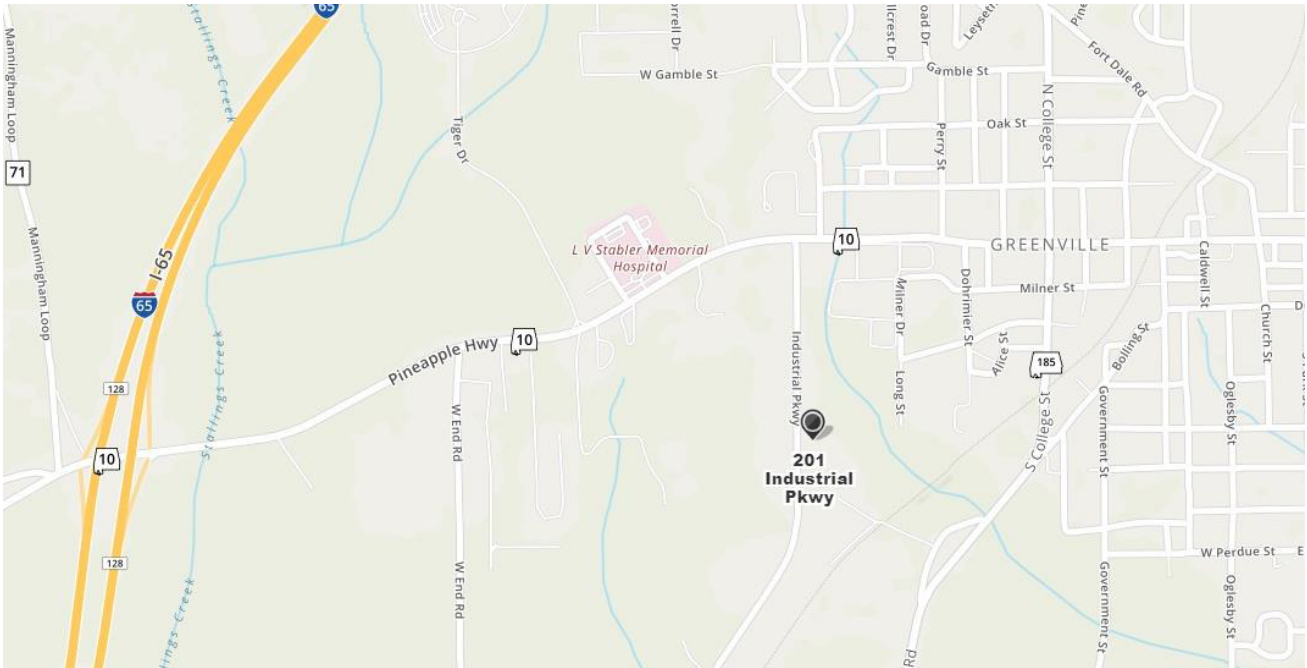
BUILDING SIZE:	Approximately 196,000 square feet
GROUND:	Approximately 29 acres
NUMBER OF BUILDINGS:	One single story industrial building
CONSTRUCTION:	Floors: Reinforced concrete Walls: Pre-engineered insulated metal panels with plywood interior protective panels to 8' Columns: 6" pipe columns and 6" "I" beams
CONSTRUCTION DATE:	Original building in mid-1970s with additions through 1999
PROPERTY CONDITION:	Very good
CEILING HEIGHTS:	18' at eaves and 21' in the center of production building 17' at eaves and 22' in the center in welding/molding area 18' at eaves and 24' in the center in the warehouse
COLUMN SPACING:	25' x 50' in the production area and 24' x 60' in the warehouse
TRUCK LOADING:	Six (8' x 10') tailgate high docks with mechanical levelers, two ground level drive-in doors and one ramped drive-in door
CRANES:	Four bridge cranes: one 6-ton, one 5-ton, one 4-ton, one 3-ton
LIGHTING:	Primarily halogen with some fluorescent and LEDs
ELECTRICAL:	Supplied by Alabama Power: <u>Three pad-mounted transformers</u> Two at 1,000 KVA One at 1,500 KVA <u>4 sets of switchgears:</u> One Square D at 4,000 amps One GE at 2,000 amps Two Cutler Hammer at 2,000 amps each All 480/277 volts, 3-phase, 400-amp buss bar for distribution
EMERGENCY POWER:	Four Honda ES 6500 generators provide stand-by power for lighting

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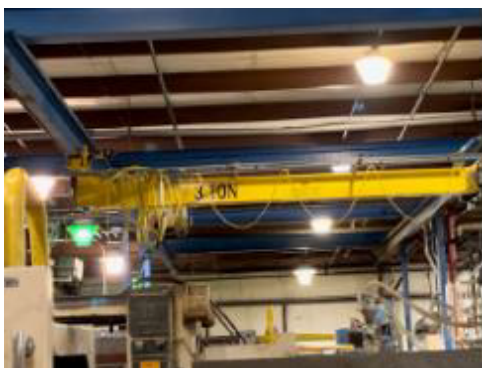
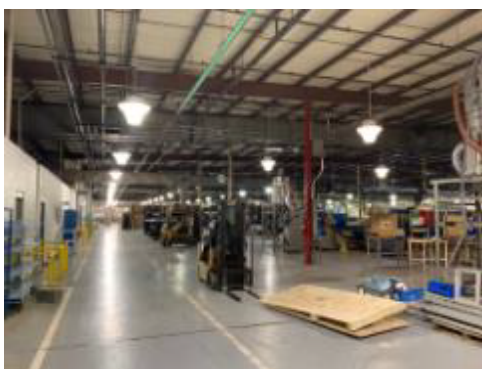
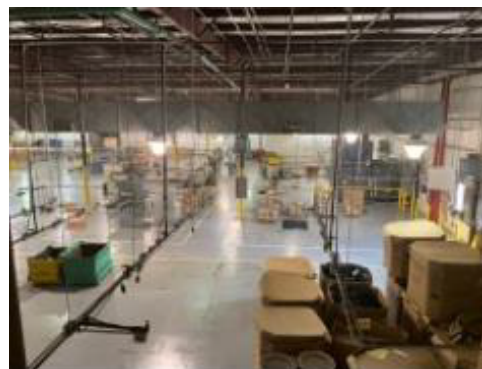
- WATER:** Supplied by City of Greenville; two 6" lines (one is for fire protection)
- SEWER:** Supplied by City of Greenville; 8" line
- NATURAL GAS:** Supplied by Southeast Alabama Gas; 2" line
- HVAC:** Eleven air-conditioning units cool the assembly area. All units not working.
- FIRE PROTECTION:** 100% coverage with wet system, 70 lbs. static, 60 lbs. residual
- COMPRESSED AIR:** Distribution piping throughout with one compressor
- OFFICE CONFIGURATION:** Approximately 15,000 sq. ft. of office space on two levels
- LAVATORIES:**
- | | | | |
|-----------------------------|----|----------------|----------------|
| <u>OFFICE</u> | | | |
| Women: | 2 | restrooms | |
| Men: | 2 | restrooms | |
| <u>MANUFACTURING</u> | | | |
| | | <u>Toilets</u> | <u>Urinals</u> |
| Women: | 16 | | <u>Sinks</u> |
| Men: | 6 | 4 | Circular |
| | | | 3 |
- FENCING:** Enclosed parking area, truck courts and three sides of the facility
- PARKING:** Approximately 500 paved parking spaces
- TRANSPORTATION:** Located approximately 1.5 miles east of I-65 at Exit 128 and 40 miles from Montgomery Regional Airport via I-65. Located 36 miles south of Hyundai Automotive Assembly facility (Exit 164).
- FORMER USE:** Manufactured steering wheels, air bag components, and seat belts
- MISCELLANEOUS:**
- Ceiling fans in warehouse over staging/loading area
 - Fire and burglar alarm system (Johnson Controls)
 - Card swipe system for door entry
 - Fiber optics with redundancy (Century Link)

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LOCATION MAPS:



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