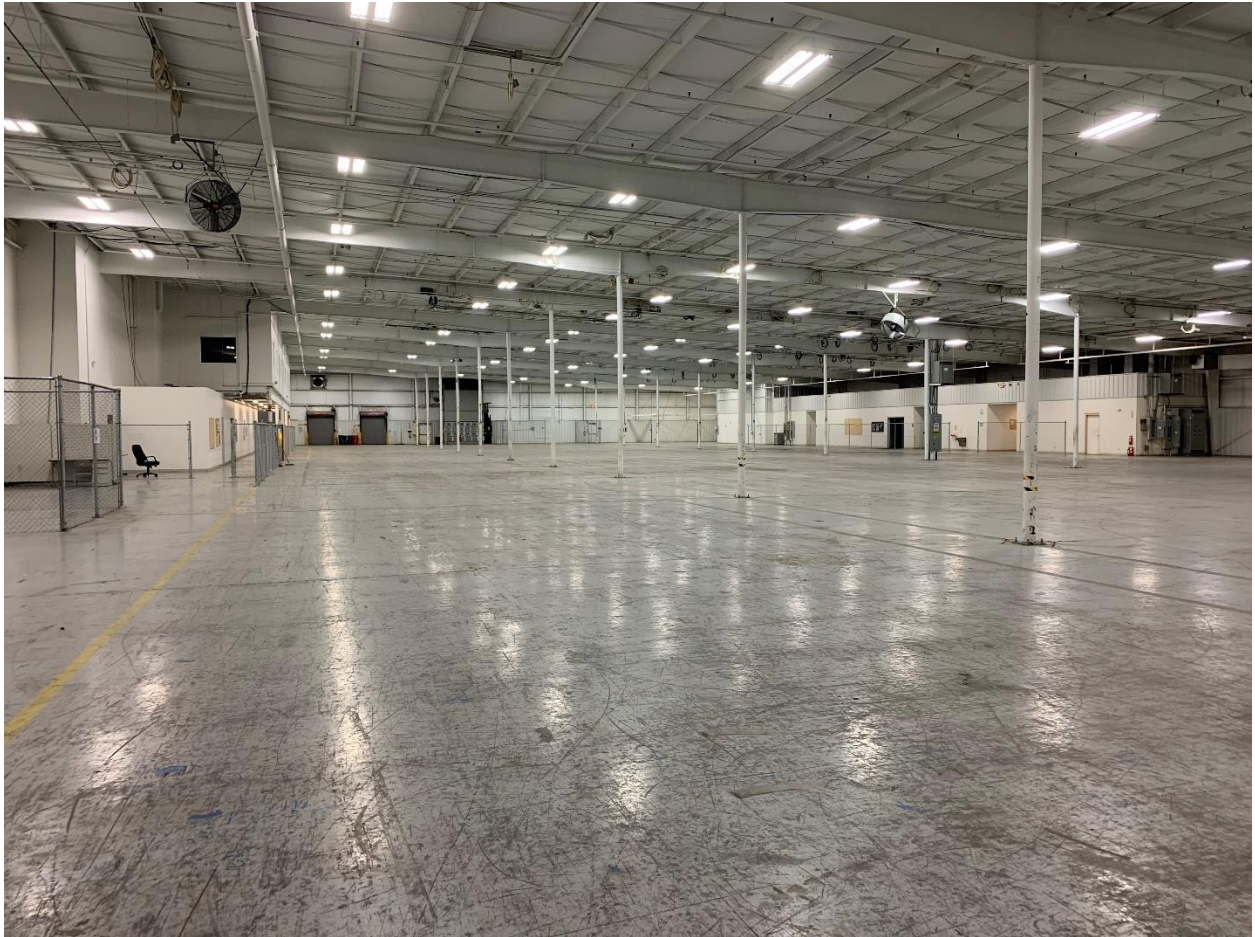


FOR LEASE:

Warehouse Facility-

65,000 sq ft of warehouse space/15,000 of office

511 6th Street, Madison, Alabama



Jurisdiction: City of Triana, Alabama

Building: ~80,000 square feet
~65,000 warehouse
~15,000 office

Constructed 2000

Steel frame with concrete elements

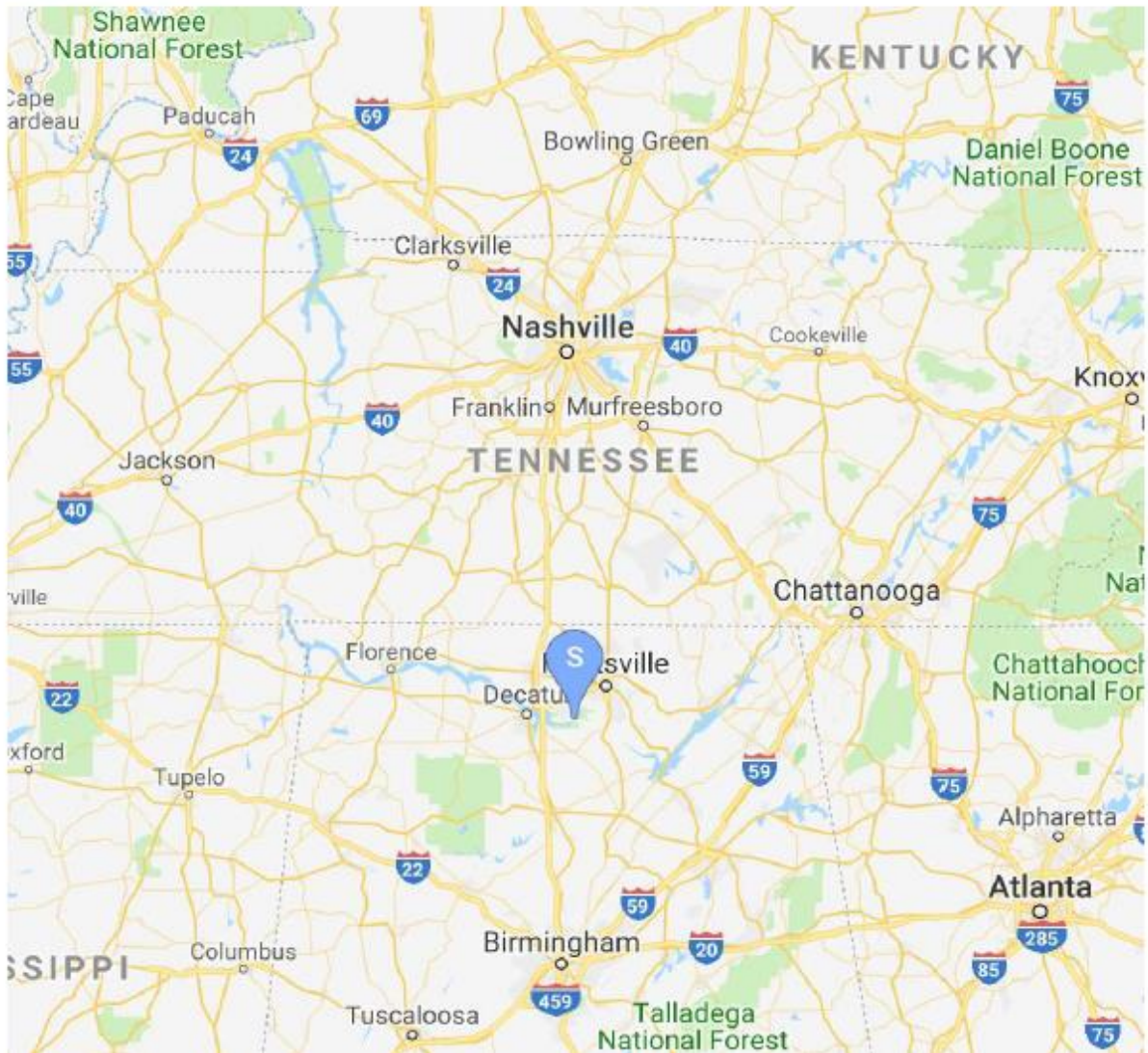
One story

28 feet clear height
5 dock doors
1 drive – in door
Exterior storage

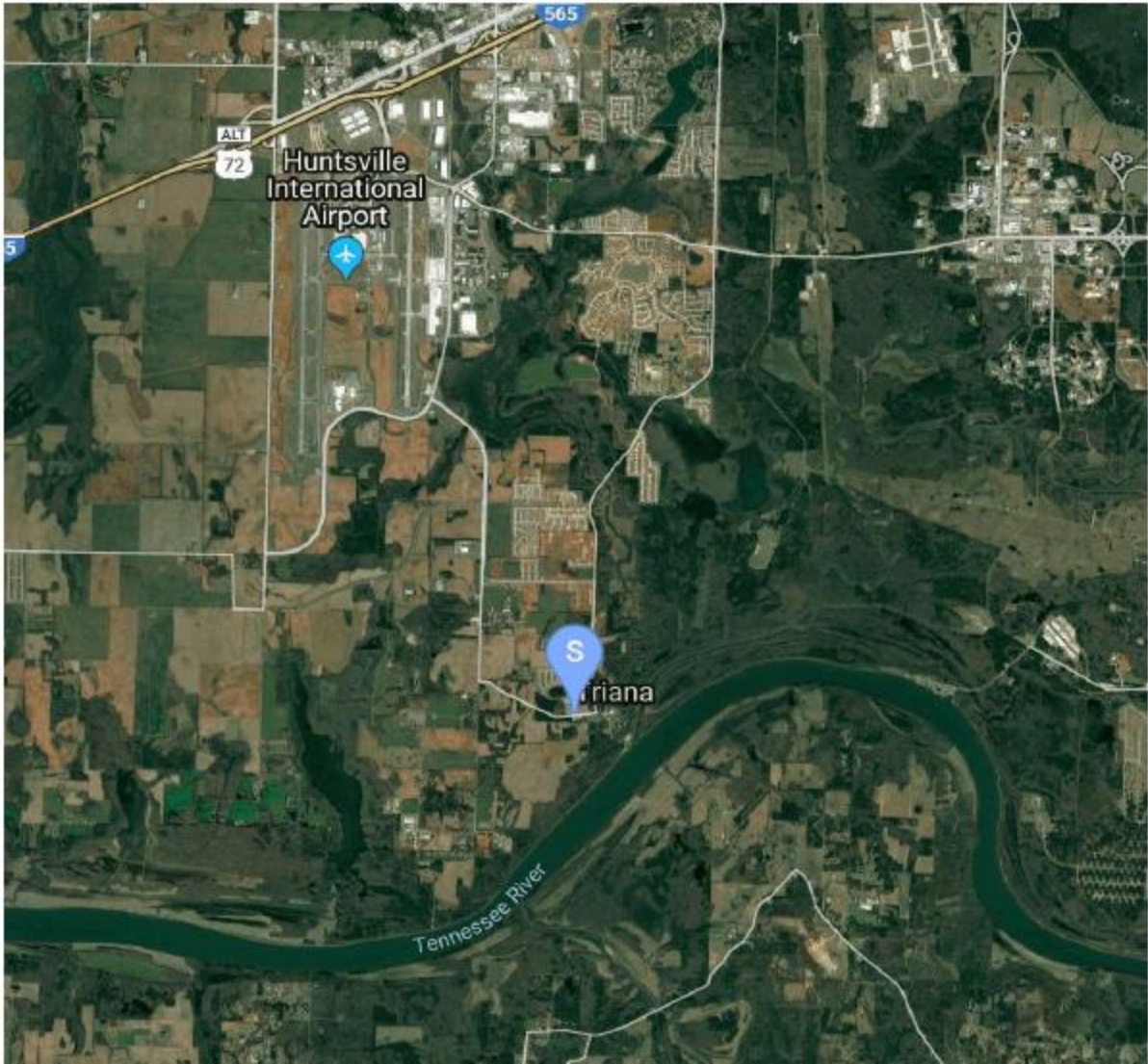
Parking: 3.71 spaces per 1,000 square feet, 294 spaces
Land: ~8.45 acres
Zoning: City of Triana M-1 (industrial).
Rent: \$8.00 Per Square Foot
Former
Tenant Expenses: Garbage, utilities, landscaping, tenant taxes, general liability insurance, workers compensation insurance, personal property insurance, interior repairs, plate glass, parking lot, pest control.
Former
Landlord Expenses: Roof, structure, exterior, operating system repairs over \$1,500.
Contact: Nikki Bishop
256.503.7631
nikkibishop@sharpcompanies.com

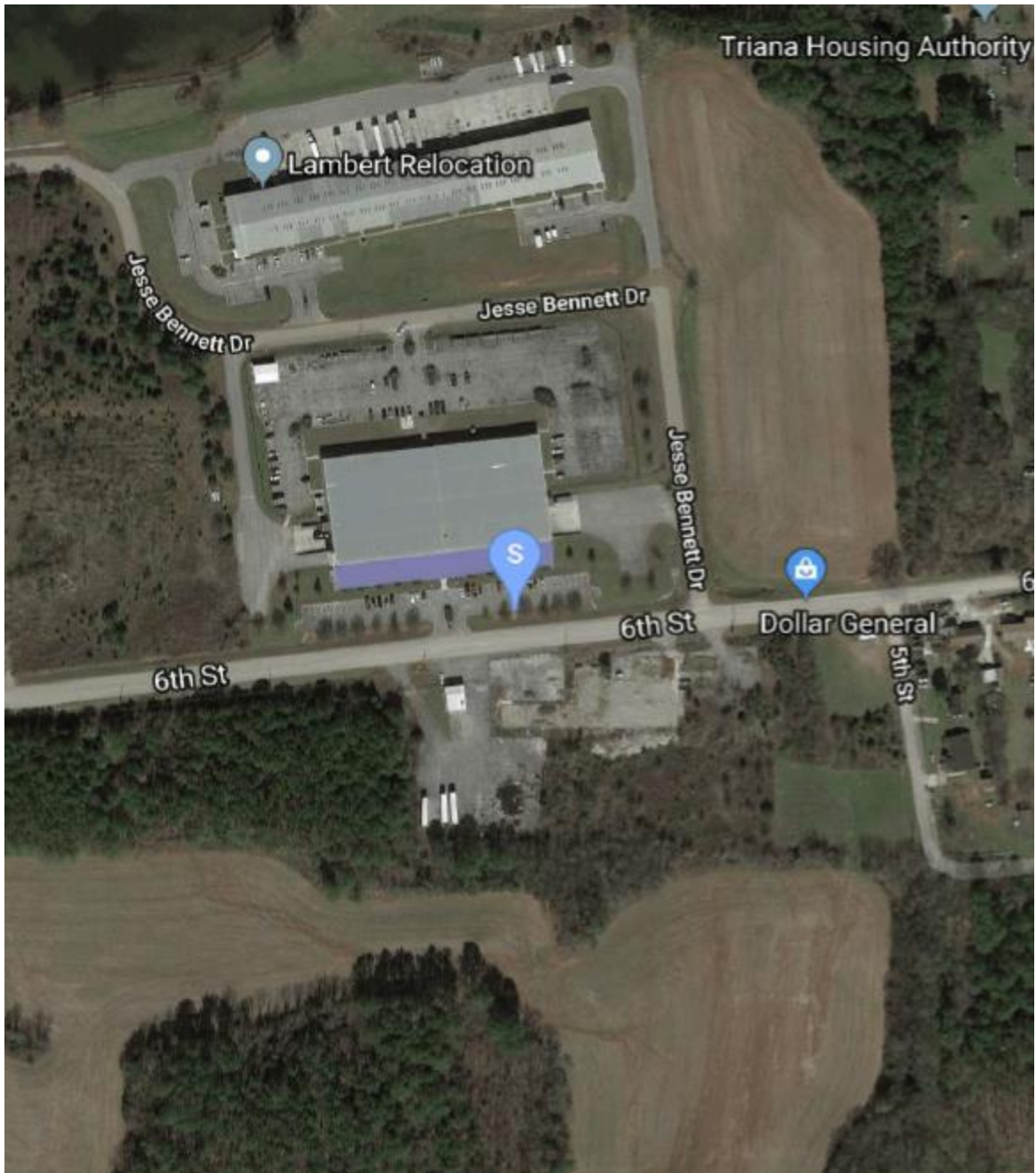


REGIONAL MAP



LOCAL AREA MAP

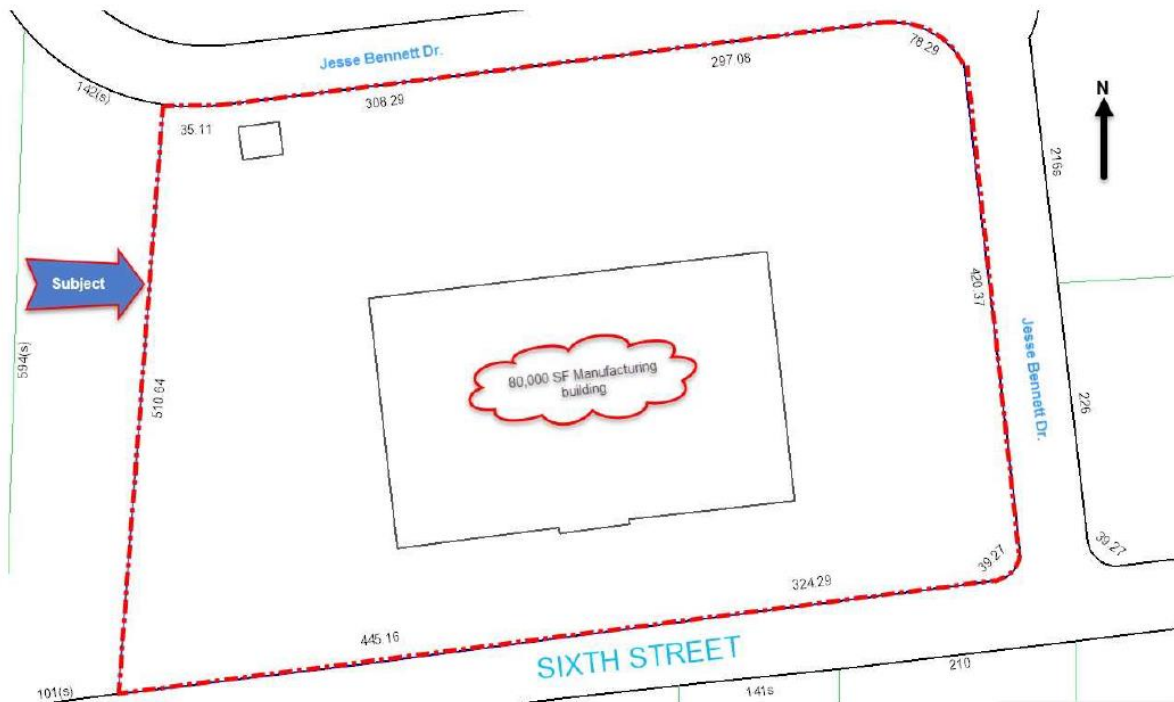






Flood: Not impacted

ASSESSOR'S SITE MAP



GIS AERIAL



SUBJECT PHOTOGRAPHS



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



SUBJECT EXTERIOR



DOUBLE-DOOR ENTRY



WAITING AREA



TYPICAL OFFICE



TYPICAL OFFICE



TYPICAL OFFICE



TYPICAL OFFICE



TYPICAL OFFICE



TYPICAL PLANT



TYPICAL PLANT



TYPICAL PLANT



TYPICAL PLANT



STREET VIEW



STREET VIEW & SITE