



AVAILABLE AIR-CONDITIONED WAREHOUSE

TUSCALOOSA, ALABAMA

LEASE

2992 Interstate Circle
Tuscaloosa, AL 35453

BUILDING SIZE 59,179 SF,
including 3,092 SF office

SITE SIZE

7 Acres

CONSTRUCTION

Insulated metal & decorative block

BUILT

2003, 20,000 sf added in 2005

CEILING HEIGHT

26' to 30' Clear

SPRINKLER

ESFR

COLUMN SPACING

100' x 25'

FLOORS

6" Concrete 4,000 PSI

LOADING

- (10) Dock high w/ dock seals, truck locks, and levelers
- (1) Drive-in door

WAREHOUSE HVAC

(4) 20 Ton package gas/electric rooftop HVAC units

PARKING

80 Striped spaces

ELECTRICAL

2000 Amp, 277/470 Volt,
3-phase power



REMARKS

- Building is in excellent condition
- Only 1/2 a mile from I-59
- 12 Miles from Mercedes Plant

LEASE RATE

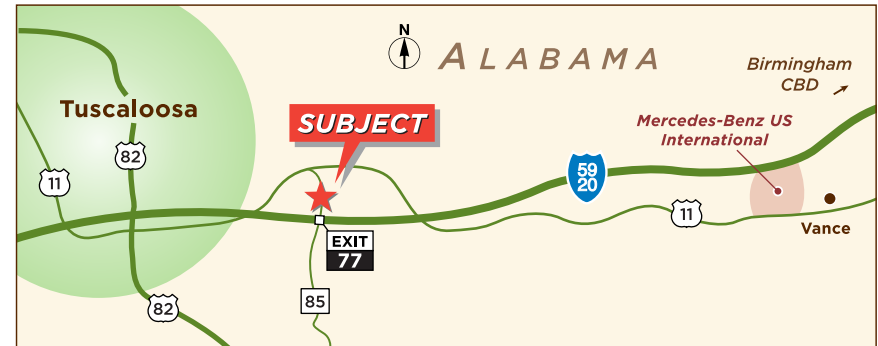
\$5.45 PSF, NNN

EXCLUSIVE AGENT

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Information deemed reliable, but not guaranteed.