



Bower Jr. Building
49,500 Square Feet Available
Lauderdale County

3102 Northington Court
 Florence, Alabama 35630

Former Use: Industrial
 Zoning: Light Industrial

Sale Price: Would Consider Selling
 Lease: \$6,000/month Negotiable



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Production	40,000	18	14	60' x 25'	4	No	No
Outbuilding	5,500					No	No
Office	4,000	N/A	N/A	N/A	N/A	Yes	No

Specifications

Total Square Feet:	49,500
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres/Additional Acres:	5.5

Construction

Built:	1992
Additions:	
Expandable:	
Exterior:	Metal
Interior:	
Roof:	
Fire Rating:	4

Facilities

	Qty	Dimensions
Dock High Doors:	4	
Dock High Doors/Levelers	0	
Drive-In Doors:	1	
Reinforced Concrete Floors	No	
Overhead Cranes:	0	
Parking Spaces:	106	
Primary Lighting:		

Comments

Updated: 06/22/10; Building has updated offices, fire alarm, smoke alarm, burglar alarm, phone system, and racking system.

Utilities

	Provider	Service
Electrical:	Florence Utilities	3200 Amps ((1) 1600; (2) 800, 3 Phase, 277/480 volts, 750 KVA cap.
Water:	Florence Utilities	16-inch
Wastewater:	Florence Utilities	12-inch
Natural Gas:	Florence Utilities	6-inch, 125 PSI
Telecom:	BellSouth	DSL

Access

Closest Interstate:	I-65	45 miles
Miles to Hwy:	U.S. 72	5 miles
Rail Service:	Adjacent Track	<3000 ft.
Closest Airport(s):	NW AL Regional Huntsville Int'l	15 miles 67 miles
Barge Site:	No	
Nearest Port:	Florence Port	7 Miles

Contact
 Shoals Economic Development Authority
 20 Hightower Place, Suite 1, Florence, AL 35630
 Phone: 256.764.0351 Fax: 256.764.3850
www.seda-shoals.com
 E-mail: shoalseda@seda-shoals.com

Owner is willing to sell but does not want to quote a price.