



GALES 210 ROSE BUILDING
20,000 SQUARE FEET AVAILABLE
LAUDERDALE COUNTY

210 Rose Drive
 Florence, AL 35630

Former Use: Manufacturing
 Zoning: Lt. Industrial

Sale Price: \$359,000 Lease: \$2,000/month



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Warehouse	17,500	13	13	N/A	4		
Office	2,500	8		N/A	4	Air	No

Specifications	
Total Square Feet:	20,000
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
#Acres:	1.9

Construction	
Built:	1980
Additions:	None
Expandable:	Yes
Exterior:	Metal
Interior:	
Reinforced Concrete Floor:	No
Roof:	Metal
Fire Rating:	4

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	1	8' x 10'
Dock High Doors without Levelers:	0	
Drive-In Doors:	1	11' x 12'
Overhead Cranes:	0	
Parking Spaces:	25+	
Primary Lighting:		
Bldg. Dimensions	75' x 260'	

Comments
Updated: 7/20/10

Utilities		
	Provider	Service
Electric:	Florence Utilities	300 KVA, 277/480 volt pole mounted transformers
Water:	Florence Utilities	8-inch along railroad track
Wastewater:	Florence Utilities	15-inch along railroad track
Natural Gas:	Florence Utilities	2-inch (Bldg. nearest Rose Drive and middle bldg.) and 4-inch
Telecom:	AT & T	

Access		
Closest Interstate:	I-65	44 miles
Miles to Hwy:	US Hwy 72	4 miles
Rail Service:	None	
Closest Airport(s):	NW AL Regional Huntsville Int'l	10 miles 65 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles

Contact
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