



**HEREDIA 4265 BRYSON BLVD.  
7,500 Square Feet Available  
Lauderdale County**

4265 Bryson Boulevard  
Florence, AL 35630

Former Use: New Building  
Zoning: Industrial  
Sale: Not for Sale      Lease: \$1,250/month  
Price:                      Type of Lease: Open



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Production	7,308	18.5	16	Open	4	Heat	No
Office	192	9	9	None	4	Yes	No

Specifications	
Total Square Feet:	7,500
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
#Acres:	0.5
#Developable Acres:	N/A

Construction	
Built:	2007
Additions:	N/A
Expandable:	No
Exterior:	Metal
Interior:	
Reinforced Concrete Floor:	No
Roof:	26 Gauge Metal
Fire Rating:	4

Facilities		
	Qty	Dimensions
Dock High Doors with Levelers:	0	
Dock High Doors without Levelers:	1	
Drive-In Doors:	1	10' x 12'
Overhead Cranes:	0	
Parking Spaces:	9	
Primary Lighting:		
Bldg. Dimensions	50' x 150'	

**Comments**  
Updated: 7/20/10

Utilities		
	Provider	Service
Electric:	Florence Utilities	3-Phase
Water:	Florence Utilities	8-inch
Wastewater:	Florence Utilities	8-inch on West side that ends just south of this property
Natural Gas:	Florence Utilities	6-inch on East ROW of Bryson Blvd., 125 PSID
Telecom:	AT&T	

Access		
Closest Interstate:	I-65	45 miles
Miles to Hwy:	US 72	4.5 miles
Rail Service:	None	
Closest Airport(s):	NW AL Regional Huntsville Int'l	12 miles 66 miles
Barge Site:	No	
Nearest Port:	Florence Port	7 miles

**Contact**  
Shoals Economic Development Authority  
P.O. Box 580 ♦ Florence, AL 35631  
Phone: 256.764.0351 Fax: 256.764.3850  
[www.seda-shoals.com](http://www.seda-shoals.com)  
E-mail: [shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)