



MARVIN'S BUILDING
26,000 SQUARE FEET AVAILABLE
COLBERT COUNTY

1010 East Second Street
 Sheffield, AL 35660

Former Use: Hardware Store
 Zoning: Commercial
 Sale Price: \$875,000 Lease: Not for Lease



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Heat/Air	Sprinkler System
Warehouse	25,000	20	16	24	N/A	Yes	Yes
Office	1,000					Yes	Yes

Specifications		Utilities		
		Provider	Service	
Total Square Feet:	26,000	Electric:	Sheffield Utilities	150 kVA, 3-phase, 4-wire service at 120/208Y
In City Limits:	Yes	Water:	Sheffield Utilities	8-inch
MSA:	Florence-Muscle Shoals	Wastewater:	Sheffield Utilities	18-inch
Multiple Tenants/Sub-dividable:	No	Natural Gas:	Sheffield Utilities	2-inch
Spec/Shell Building:	No	Telecom:	AT & T	
#Acres:	8.28			

Construction		Access		
Built:	1983	Closest Interstate:	I-65	46 miles
Additions:	1988	Miles to Hwy:	US Hwy. 72	0.5 miles
Expandable:	Yes	Rail Service:	None	
Exterior:	Steel	Closest Airport(s):	NW AL Regional Huntsville Int'l	4.6 miles 60.2 miles
Interior:		Barge Site:	No	
Reinforced Concrete Floor		Nearest Port:	Florence Port	1.9 miles
Roof:	Metal			
Fire Rating:	4			

Facilities			Comments
	Qty	Dimensions	
Dock High Doors:	1		<p>The site was previously used for a hardware store and lumber yard. Excellent arrangement for the same or similar business. Also, this facility would be ideal for a church, climate controlled storage facility with covered storage and plenty of room for expansion, or plumbing / electrical supply business. Replacement cost of this facility is approximately 1.8 million not including the property. In addition to the building, the site contains approximately 25,000 s/f of covered storage. The building is completely open with the exception of two office areas and two bathrooms. Three new 7.5 ton HVAC units installed in 2000. Facility is fenced on all sides. With 8.28 acres, the purchaser may want to consider selling the land to the East of the building which is suitable for commercial development. Size of the lot 420' x 420', 4.04 acres.</p>
Drive-In Doors:	0		
Overhead Cranes:	0		
Parking Spaces:	65	Paved	
Primary Lighting:			
Bldg. Dimensions	220' x 120'		

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

5/10/10