



**PARKWAY WAREHOUSE**  
**50,800 s/f Available**  
**Lauderdale County**

4021 Parkway Drive  
 Florence, AL 35630

Former Use: Textile Industry  
 Zoning: Industrial

Sale Price: Would be Lease: \$2.50/sf  
 Willing to sell.



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Warehouse	50,000	17	11	25 x 66	4	No	Yes
Office	800	8	8	N/A	4	No	Yes

**Specifications**

Total Square Feet:	50,800
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres	4

**Utilities**

	Provider	Service
Electrical:	Florence Utilities	400 amp, phase 3 225 voltage; 1500 KVA
Water:	Florence Utilities	12-inch
Wastewater:	Florence Utilities	8-inch
Natural Gas:	Florence Utilities	6-inch
Telecom:	AT & T	XDSL

**Construction**

Built:	1988
Additions:	1988
Expandable:	No
Dimensions	198' x 248'
Exterior:	Metal
Interior:	Plastic-backed Insulation
Roof:	
Fire Rating	4

**Access**

		Distance
Closest Interstate:	I-65	44 miles
Miles to Hwy:	U.S. 72 U.S. 43	2 miles 2 miles
Rail Service:	No	
Closest Airport(s):	NW AL Regional Huntsville Int'l	12 miles 65 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles

**Facilities**

	Qty	Dimensions
Dock High Doors:	6	8'x 9'
Drive-In Doors:	1	
Overhead Cranes:	0	
Parking Spaces:	30	Paved
Primary Lighting:	Fluorescent	

**Comments**

Docks have levelers; open floor space; Fire Alarm Updated: 7/12/10

**Contact**

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