



RIVER OAKS BUILDING
53,860 SQUARE FEET AVAILABLE
COLBERT COUNTY

3600 Hatch Boulevard
 Sheffield, AL 35660

Former Use: TVA Offices
 Zoning: Commercial

Sale \$910,000
 Price: Negotiable

Lease: See Comments



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
1 st Floor (Basement)	17,350		15	N/A	6	Yes	Yes
2 nd Floor	36,510		15			Yes	Yes

Specifications

Total Square Feet:	53,860
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres/Additional Acres:	9.57/additional 4.5 acres of undeveloped land

Utilities

	Provider	Service
Electrical:	Sheffield Utilities	1,200 amps; 3-Phase; 120/208 Voltage; 675 KVA
Water:	Sheffield Utilities	6 In. and 8 In.
Wastewater:	Sheffield Utilities	8 In.
Natural Gas:	Sheffield Utilities	4 In.
Telecom:	Multiple	XDSL;Fiber Optics

Construction

Built:	1965
Additions:	None
Expandable:	Yes
Exterior:	Masonry/Steel
Interior:	
Roof:	Steel Joists
Fire Rating:	4

Access

		Distance
Closest Interstate:	I-65	46 Miles
Miles to Hwy:	U.S. 72/43	.5 Miles
Rail Service:	No	5 Miles N/S
Closest Airport(s):	NW AL Regional Huntsville Int'l	5 Miles 60 Miles
Barge Site:	No	
Nearest Port:	Florence Port	2 Miles

Facilities

	Qty	Dimensions
Dock High Doors:	0	
Drive-In Doors:	1	
Overhead Cranes:	0	
Parking Spaces:	450	Paved
Primary Lighting:		

Contact

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

Comments

Lease: 1-5 Years \$2.00/sf ; 6-10 Years \$2.50 1st and \$3.00 2nd; 7-15 Years \$3.50 1st and \$4.00 2nd. This building needs a lot of work.

Updated: 7/22/10