



**ROBERSON ROAD COMPLEX**  
**41,920 SQUARE FEET AVAILABLE**  
**LAUDERDALE COUNTY**

3201 Roberson Road  
 Florence, AL 35630

Former Use: Manufacturing  
 Zoning: Lt. Industrial  
 Sale Price: \$1,550,000      Lease: See Comments



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production Building #1	25,000	30	24	25' x 100'	6	No	Yes
Production Building #2	12,500	24	18				
Office	4,420	N/A	8	N/A	6	Yes	No

**Specifications**

Total Square Feet:	41,920
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres/Additional Acres:	15+

**Construction**

Built:	1970
Additions:	2000
Expandable:	Yes
Exterior:	Metal
Interior:	Metal/Dry Wall
Roof:	Metal
Fire Rating:	4

**Facilities**

	Qty	Dimensions
Dock High Doors:	0	
Drive-In Doors:	4	(2) 14'x18'; (2) 16' x 18'
Overhead Cranes:	1	5-tons
Parking Spaces:	25	Grave/Paved
Primary Lighting:		

**Comments**

Entire Property:  
 1-4 Years = \$4.25 s/f  
 5+ years = \$3.00 s/f  
 Industrial Buildings only:  
 1-4 Years = \$3.75 s/f  
 5+ years = \$2.50 s/f  
 120,000 s/f concrete slab on premises ready for construction.

\*\* Lease is Triple Net

**Utilities**

	Provider	Service
Electrical:	Florence Utilities	800 amps, 3 phase, 480 volts; 300 KVA
Water:	Florence Utilities	10-inch running north on site feeding off an 8-inch on Roberson Road
Wastewater:	Florence Utilities	10-inch along north side of Roberson Road
Natural Gas:	Florence Utilities	2-inch, 125 PSI
Telecom:	AT&T	XDSL

**Access**

Closest Interstate:	I-65	44 miles
Miles to Hwy:	U.S. 72	3 miles
Rail Service:	Tennessee Southern	Track adjacent to site
Closest Airport(s):	NW AL Regional Huntsville Int'l	10 miles 66 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles

**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](mailto:shoalseda@seda-shoals.com)

A rail spur was previously located on the western boundary of site.

Updated: 7/8/10