



SHILOH HOLDINGS BUILDING
169,881 SQUARE FEET AVAILABLE
(268,707 TOTAL SQUARE FEET)
COLBERT COUNTY

1607 17th Avenue SW
 Sheffield, AL 35660

Former Use: Manufacturing
 Zoning: Industrial

Price: NA Lease: \$1.90/ sq ft



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	233,610	24	Up to 24'	30 x 60	6-10	No	Partly
Office	4,300	N/A	N/A	N/A	N/A	N/A	N/A
Paint Area	5,000						Yes
Other Space	25,797	24	10+	N/A	N/A	No	

Specifications	
Total Square Feet:	268,707
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres/Additional Acres:	20 approx.

Utilities		
	Provider	Service
Electrical:	Sheffield Utilities	1,600 amps, 3 Phase, 480 volts; 1500 KVA
Water:	Sheffield Utilities	8-inch
Wastewater:	Sheffield Utilities	14-inch
Natural Gas:	Sheffield Utilities	2-inch
Telecom:	Multiple	XDSL; Fiber Optics

Construction	
Built:	1940
Additions:	1990s
Expandable:	Yes
Exterior:	Metal/Masonry
Interior:	
Roof:	Metal Screw Down
Fire Rating:	4

Access		
Closest Interstate:	I-65	52 miles
Miles to Hwy:	U.S. 72	2 miles
Rail Service:	Norfolk Southern	On-site
Closest Airport(s):	NW AL Regional Huntsville Int'l	6 miles 62 miles
Barge Site:	No	
Nearest Port:	Florence Port	4 miles

Facilities		
	Qty	Dimensions
Dock High Doors:	9	
Drive-In Doors:	3	
Overhead Cranes:	0	
Parking Spaces:	250	Not Paved
Primary Lighting:		

Contact
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Comments
 This facility is several buildings that are all connected into one. PolyPac, LLC operates in the space that is currently not available.

Updated: 7/27/10