



**SUPERIOR TOOL & DIE BUILDING**  
**12,930 SQUARE FEET AVAILABLE**  
**LAUDERDALE COUNTY**

4148 Helton Drive  
 Florence, AL 35630

Former Use: Tool & Die  
 Zoning: Lt. Industrial  
 Sale Price: \$349,000    Lease: \$3,232/month



Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production	11,250	22	16	25'	6	Yes	
Office	1,680	8	N/A	N/A		Yes	

**Specifications**

Total Square Feet:	12,930
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	No
Spec/Shell Building:	No
Acres:	2.89 +/-

**Construction**

Built:	1984
Additions:	
Expandable:	Yes
Exterior:	Metal, Stone Front Exterior on Office
Interior:	Drywall (Office)
Roof:	Metal
Fire Rating:	4

**Facilities**

	Qty	Dimensions
Dock High Doors:	1	8'x10'
Drive-In Doors:	1	12'x16'
Overhead Cranes:	8	
Parking Spaces:	18	Paved
Primary Lighting:		
Bldg. Dimensions	Industrial – 50' x 225' Office – 40' x 42'	

**Comments**  
 There are 8 jib cranes and a bus bar.

**Utilities**

	Provider	Main Size
Electric:	Florence Utilities	3-Phase; 120/240; 150 KVA
Water:	Florence Utilities	16-inch
Wastewater:	Florence Utilities	8-inch
Natural Gas:	Florence Utilities	6-inch
Telecom:		

**Access**

Closest Interstate:	I-65	43 miles
Miles to Hwy:	U.S. 72	2 miles
Rail Service:	No	
Closest Airport(s):	NW AL Regional Huntsville Int'l	12 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  
[www.seda-shoals.com](http://www.seda-shoals.com)  
 E-mail: [shoalseda@seda-shoals.com](mailto:shoalseda@seda-shoals.com)

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