WYLIE 14 BUILDING
50,000 SQUARE FEET AVAILABLE
(105,000 S/F TOTAL BUILDING)
LAUDERDALE COUNTY

4031 Parkway Drive
Florence, AL 35630

Former Use: Textile Industry
Zoning: Industrial
Sale Price: Not for Sale
Lease: $1.90/sf Annually; $0.16/sf Monthly

Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Production / Warehouse	50,000	15	12	N/A	4	Yes	Yes

Specifications

Total Square Feet:	50,000 **
In City Limits:	Yes
MSA:	Florence-Muscle Shoals
Multiple Tenants/Sub-dividable:	Yes
Spec/Shell Building:	No
Acres/Additional Acres:	8

Construction

Built:	1982
Additions:	1985
Expandable:	Yes
Dimensions	315' x 305'
Exterior:	Metal/Brick
Interior:	
Roof:	Metal
Fire Rating:	4

Facilities

	Qty	Dimensions
Dock High Doors:	6	
Drive-In Doors:	2	
Overhead Cranes:	0	
Parking Spaces:	100	Paved
Primary Lighting:	Fluorescent	

Comments

Building has a total of 105,000 s/f. **Space is divided. Can be leased separately or combined. Utilities included. 6,000 s/f of office space

Utilities

	Provider	Service
Electrical:	Florence Utilities	3-Phase; 1500 KVA
Water:	Florence Utilities	12 in. main
Wastewater:	Florence Utilities	8 in. main
Natural Gas:	Florence Utilities	6 in. main
Telecom:	Multiple	XDSL

Access

Closest Interstate:	I-65	44 miles
Miles to Hwy:	U.S. 72 U.S. 43	2 miles 2 miles
Rail Service:	N/A	1 miles
Closest Airport(s):	NW AL Regional Huntsville Int'l	12 miles 65 miles
Barge Site:	No	
Nearest Port:	Florence Port	6 miles Channel depth: 9 ft.

Contact

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