

## Shoals Economic Development Authority

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## Florence-Lauderdale Industrial Park



| Site Data            |   |
|----------------------|---|
| Total Acres          | 1200 +/-                                |
| Available Acres      | 200 +/-                                 |
| Smallest Tract       | 2 acres                                 |
| Largest Tract        | 160 acres                               |
| Divisible            | Yes                                     |
| Zoning               | Industrial                              |
| Sale Price           | \$17,000 to \$25,000 per acre           |
| Lease Price          | Not for lease                           |
| Topographic Map      | <a href="#">Click here to open .pdf</a> |
| Floodplain Map       | <a href="#">Click here to open .pdf</a> |
| Tax Map              | <a href="#">Click here to open .pdf</a> |
| Location Information |   |
| Latitude/Longitude   | 34.86890 -87.66100                      |
| Street Address       | Helton Drive                            |
| City/Nearest City    | Florence                                |
| Zip Code             | 35630                                   |
| County               | Lauderdale                              |
| State                | Alabama                                 |
| MSA                  | Florence-Muscle Shoals                  |
| Industrial Park      | Florence-Lauderdale Industrial Park     |
| Google Map           | <a href="#">Click here for map</a>      |
| Mapquest Map         | <a href="#">Click here for map</a>      |
| Utilities            |   |

|   |   |
|---|---|
| <b>Electricity</b>                              | Florence Utilities -- Distributor; TVA—Supplier<br>44 kV transmission lines and 12 kV distribution lines on site  |
| <b>Natural Gas</b>                              | Florence Utilities -- 6-inch 125 PSI and 3-inch 600 PSI lines adjacent to 160-acre site   |
| <b>Sewer</b>                                    | Florence Utilities -- 12-inch main; municipal service; 35 MGD capacity  |
| <b>Water</b>                                    | Florence Utilities -- 8-inch line adjacent to 160-acre site; 16-inch line in other areas of industrial park   |
| <b>Telecommunications</b>                       | AT&T; Voice Services - Basic Local Service; ISDN-BRI; Voice Mail; Calling Features; Centrex; Channelized T1; ISDN-PRI; PBX; Long Distance; Key and PBX Systems.<br><br>Data Services: T1 Private Line; IP T1 Data; Ethernet; IP Network Services; Internet Access; ADSL<br><br>Fiber based services are available also, but are not provided until a firm order is received from the actual customer. |
| <b>Transportation</b>                           |   |
| <b>Rail</b>                                     | Tennessee Southern Rail connecting to CSX—rail adjacent to industrial park; rail right-of-way in place to 160-acre site   |
| <b>Highway</b>                                  | Federal:<br>US Highway 72 – 3 miles<br>US Highway 43 - 3 miles<br>US Highway 45 - 64 miles<br>I-65 – 45 miles<br>US Highway 78 - 63 miles<br>I-40 – 120 miles<br><br>State:<br>AL Highway 20 – 4 miles<br>AL Highway 157 – 2 miles<br>AL Highway 133 – 1 miles<br>AL Highway 17 – adjacent  |
| <b>Air</b>                                      | Northwest Alabama Regional Airport (MSL) – 11 miles<br>Huntsville International Airport (HSV) – 65 miles<br>Birmingham International Airport (BHM) – 142 miles<br>Nashville International Airport (BNA)—148 miles   |
| <b>Water</b>                                    | Port of Florence—6 miles south on Tennessee River; 9-foot navigable channel; flow regulated by dams   |
| <b>Other</b>                                    |   |
| <b>Free Trade Zone</b>                          | Possible to create a subzone of FTZ 83  |
| <b>Phase I Environmental</b>                    | Yes   |
| <b>Preliminary Wetlands Assessment</b>          | Yes (on 160-acre site)  |
| <b>Preliminary Geotechnical Report</b>          | Yes (on 160-acre site)  |
| <b>Threatened and Endangered Species Survey</b> | Yes (on 160-acre site)  |
| <b>Archaeological Records Review</b>            | Yes (on 160-acre site)  |
| <b>Fire Rating</b>                              | 4   |
| <b>General Comments</b>                         |   |