

Available Building - Bessemer, Alabama

34,000 sq. ft. gross area



General Information

Property Address: 1050 Powder Plant Road
Bessemer, Alabama 35022
<1 Mile from Exit 108, I-20/59

Transportation

Interstate

.80 miles to I-459

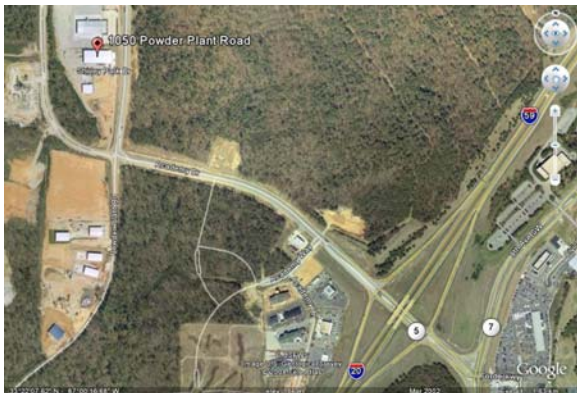
Railroad

No rail access available

Air

Bessemer Municipal Airport
Distance 11 miles
Birmingham International Airport
Distance: 23 miles

NOTE: All information deemed reliable,
but not guaranteed



Bessemer Development Board

1913 Fourth Avenue North
Bessemer, Alabama 35020

Troy Post - 205-481-4962
Jeff Traywick - 205-481-4963
www.bessemer.biz

Site Information

Total Sq. Ft.: 34,000 sq. ft. Bldgs.: 1 Built: 1999
Largest Production Area: 28,800 sq. ft.
Acreage: Approx. 6 acres
Expandable: Yes
Floors: 1
Floor Thickness: 6 Inches (concrete slab)
Clear Height (Eave): 20 Ft.
Dimensions: 125' x 270'
Manufacturing/Distribution Area: 28,800 sq. ft.
Office Area 5200 sq. ft.
Air Conditioned? Office only
Truck Docks: 1 Cranes: Yes (two 5 ton, two ten ton)
Overhead (Drive-in) Doors: 10
Construction: Metal Industrial, with Brick
Fire Rating: 4
Sprinklers: Yes Zoning: Light Industrial
Sale Price: \$1,800,000 Lease Rate: \$4.50 a sq. ft.
Date Quoted: December, 2008

Utilities

Electricity

Alabama Powe

Natural Gas

Alagasco

Water and Sanitation

Bessemer Utilities (water),
Jefferson County (sewer)

Comments

Building is owned by Bessemer Development Board, a non-profit development entity. Owner will consider a lease with option to purchase clause. Lease offered would be net arrangement, with the tenant paying insurance and utilities. NO PROPERTY TAX WILL BE CHARGED FOR THE

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*BUILDING AND LAND while the development
board holds title.*