

Available Building - Bessemer, Alabama

31,369 sq. ft. gross area



General Information

Property Address: 1081 Industrial Blvd
Bessemer, AL 35022
Two Miles from Exit 108, I-20/59

Transportation

Interstate

2.20 miles to I-20/59

Railroad

No rail access available

Air

Bessemer Municipal Airport
Distance 14 miles
Birmingham International Airport
Distance: 25 miles

NOTE: All information deemed reliable,
but not guaranteed



Bessemer Development Board

1913 Fourth Avenue North
Bessemer, Alabama 35020

Jeff Traywick - 205-481-4963

www.bessemer.biz

Site Information

Total Sq. Ft.: 31,369 sq. ft. Bldgs.: 1 Built: 1989

Largest Production Area: 28,080 sq. ft.

Acreage: 2.0 acres, or 87,120 sq. ft.

Expandable: No

Floors: 1 floor with approx. 160 sq. ft. of mezzanine office space.

Floor Thickness: 6 Inches (concrete slab)

Clear Height (Eave): 18 Ft.

Dimensions: 104' x 270' (clear span)

Manufacturing/Distribution Area: 28,080 sq. ft.

Open Shed Area: 725 sq. ft.

Closed Shed/Warehouse Area: 484 sq. ft.

Office Area: 1,920 sq. ft.

Mezzanine Office Area: 160 sq. ft.

Air Conditioned? Office only

Truck Docks: 3 Cranes: Yes

Overhead (Drive-in) Doors: 3

Construction: Metal Industrial

Fire Rating: 4

Sprinklers: Yes Zoning: Light Industrial

Sale Price: \$1,155,000 Lease Rate: \$4.50 a sq. ft.

Date Quoted: March, 2010

Utilities

Electricity

Bessemer Electric (TVA)

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 BUILDING AND LAND while the development board holds title.