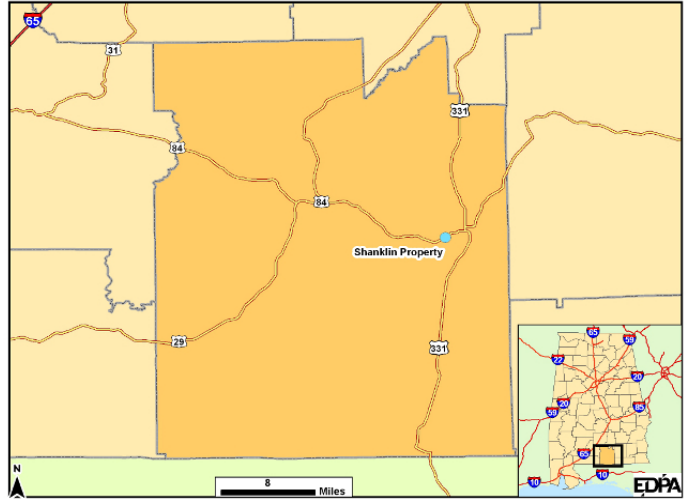




Shanklin Property

City: Opp

County: Covington



Street Address: 2115 Hwy 84 West
Nearest City: Opp
Within City Limits: Yes
Zip Code: 36467
Latitude: 31.272731
Longitude: -86.283905
Loc. In Industrial Par: No
Park Name:
Within Enterprise Zone: Yes
Within Favored Geo Area: No
Within Renewal Community: No

Transportation

Rail Service

Provider: CSX Transportation
Track Status: Not Specified
Provider 2:
Track Status: Not Specified

Waterway

Provider: Mobile River
Dock Facility: Not Specified

Nearest Commercial Air City

Dothan, AL
 Mi. to Service: 70

Highways

Type	Name	Mi. To Access	4 Lane?
Interstate	I-10	40	Yes
Interstate	I-165	40	Yes
Federal	29	15	Yes
Federal	331	5	Yes
Federal	84	1	Yes
State	52	5	Yes

Total Size: 54936
Space Available: 54936
Multi-tenant: No
Building Dimension: 100x220,100x200,100
Number of Buildings: 2
Number of Floors: 1
Largest Production Area: 22000
Office Area: 18500

Building Expandable: No
Ceiling Height:

Bay Spacing:

Air Conditioned: Yes
Heated: No
Cranes:

Truck Docks:

Year Built: 1962
Last Expansion: 2007
Refrigerated Area: No
USDA Approved: No
Sprinklers: Yes
Construction Material:

Parking Paved: Yes
Number of cars:
Zoning: Business & Commer
Previous Use:
Previous Use Desc: Parts Mfg



BUILDING PROFILE

Utilities

Natural Gas

Provider: SE Alabama Gas District
Status: <500ft
Size of Main: 2.5
Main PSI: 0.5

Electric

Provider: PowerSouth
Status: Existing
Amps:
Phase:
Voltage:

Water

Provider: City of Opp
Status: Existing
Size of Main:

Telecommunications

Provider: CenturyLink
Fiber Oprics:: No
Redundancy: No
xDSL Available:Yes

Sewer

Provider: City of Opp
Status: Existing
Size of Main:

Price

Base Rent(Annual): 824520
per sq ft.
Sale Price: 945000
Negotiable: Yes
Date Quoted: 2/7/2012 12:00:00 AM
Price Comments:

Key Building Features:

Two separate production areas. One with pneumatic lines and a separate 10,000 sq. ft warehouse facility. Could easily house multiple businesses. Square footage included offices, break rooms and ADA restrooms. The building is turnkey.

Building Comments:

