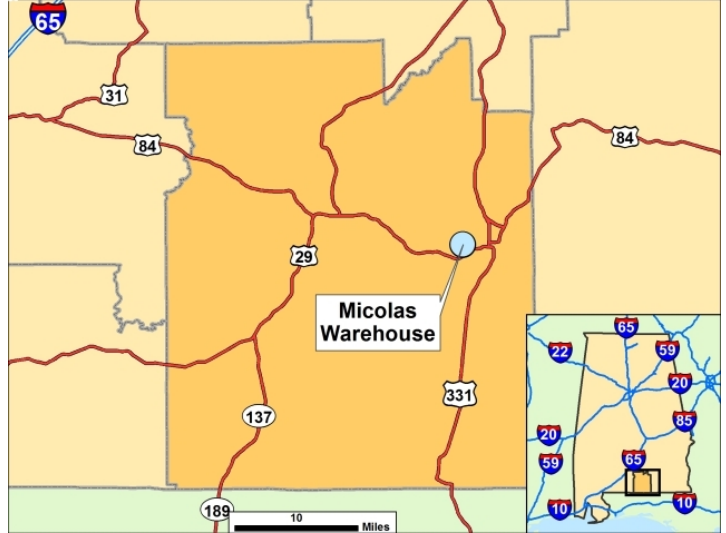




## Micolas Warehouse

City: Opp

County: Covington



**Street Address:** 226 Micolas Street  
**Nearest City:** Opp  
**Within City Limits:** Yes  
**Zip Code:** 36467  
**MSA:**  
**Latitude:** 31.27896124  
**Longitude:** -86.28004920  
**Loc. In Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** Yes  
**Within Renewal Community:** No

### Transportation

#### Rail Service

Provider: CSX Transportation  
 Track Status: Not Available  
 Provider 2: Alabama Florida  
 Track Status: Not Available

#### Waterway

Provider: Mobile River  
 Dock Facility: Port 26 to 50 miles

#### Nearest Commercial Air City

Mi. to Service: 50

#### Highways

Type	Name	Mi. To Access	4 Lane?
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**Total Size:** 40,000 Sq. Ft.  
**Space Available:** 40,000 Sq. Ft.  
**Multi-tenant:** No  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Building Dimensions:** 60x200/100x218  
**Largest Production Area:** 40000.00  
**Building Expandable:** Yes  
**Expandable To:**  
**Total Acreage:** 2  
**Additional Available:** Yes  
**Ceiling Height:** Eave: 20 ft  
 Max: 24 ft  
**Floor Thickness:**  
**Bay Spacing:** Length: 200  
 Width: 218  
**Air Conditioned:** No  
**Heated:** No  
**Cranes:** Number:  
 Cap Lrgst: ton(s)  
**Truck Docks:** Dock Level:  
 Drive In: 1  
 Under Hook:  
 1985  
**Year Built:** 1990  
**Last Expansion:**  
**Refrigerated Area:** No  
**USDA Approved:** No  
**Sprinklers:** Yes  
**Construction Material:** Primary: Metal  
 Secondary:  
**Parking Paved:** Yes  
**Number of cars:** 50  
**Zoning:** Heavy Industry  
**Office Area:** Sq. Ft.  
**Previous Use:**  
**Previous Use Desc:** Warehouse



# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: Southeast Alabama Gas  
Status: <500ft  
Size of Main:  
Main PSI:

### Electric

Provider: PowerSouth  
Status: Existing  
Amps: 200.00000000  
Phase: 1  
Voltage:

### Water

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

### Telecommunications

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

### Sewer

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

## Price

**Base Rent(Annual):** (\$0.50)  
per sq ft.  
**Sale Price:** \$475,000.00  
**Negotiable:** Yes  
**Date Quoted:** 7/25/2014 11:01:07 PM  
**Price Comments:** First year \$0.50 sq ft following year will be \$0.75

## Key Building Features:

Office Space with AC, bathrooms, loading docks

## Building Comments:

