

# Building Profile

## Alabama Site Selection Database

### Black Forest Spec Building

City: Ozark    County: Dale  
 Micropolitan Area: Enterprise-Ozark



<b>Building Id:</b> 5456	
<b>Street Address</b>	172 Black Forest Drive
<b>Nearest City</b>	Ozark
<b>Within City Limits</b>	Yes
<b>Zip Code</b>	36360
<b>Latitude</b>	31.497111
<b>Longitude</b>	-85.689235
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Black forest Industrial Park
<b>Within Enterprise Zone</b>	No
<b>Within Favored Geographic Area</b>	No
<b>Within Renewal Community</b>	No

General Building Data	
<b>Total Size</b>	29,580 sq.ft.
<b>Space Available</b>	29,580 sq.ft.
<b>Multi-tenant</b>	No
<b>Building Dimensions</b>	170x150
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	25,500 sq.ft.
<b>Office Area</b>	4,080 sq.ft.
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	80,000 sq.ft.
<b>Floor Thickness</b>	
<b>Total Acreage</b>	8
<b>Additional Available</b>	Yes

<b>Ceiling Height</b>	Eave: 24 ft. Max: 30 ft.
<b>Bay Spacing</b>	Length: Width:

<b>Air Conditioned</b>	
<b>Heated</b>	
<b>Cranes</b>	Number of Cranes: Capacity of Largest: Under Hook:

<b>Truck Docks</b>	Dock Level: 1 Drive In: 1
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<b>Year Built</b>	2003
<b>Last Expansion</b>	2003
<b>Refrigerated Area</b>	No
<b>USDA Approved</b>	No
<b>Sprinklers</b>	No

<b>Construction Material</b>	Primary: Metal Secondary: Brick
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<b>Parking Paved</b>	
<b>Number of Cars</b>	
<b>Zoning</b>	Light Industrial

<b>Previous Use</b>	
<b>Previous Use Description</b>	New Building

#### Transportation

<b>Rail Service</b>	Provider: CSX Transportation Track Status: < 500ft Provider #2: Track Status: Not Specified
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<b>Waterway</b>	Chattahoochee River Dock Facility: Port > 50 miles
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<b>Nearest Commercial Air City</b>	Dothan, AL Miles to Nearest Service: 19 mile(s)
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#### Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	55	
Interstate	I-65	77	
Federal Highway	231	0	Yes
Alabama Highway	123	1	No
Alabama Highway	27	3	Yes

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#### Utilities

##### Natural Gas

Provider: SE Alabama Gas District  
Status: Existing  
Size of Main: 4 in.  
Main PSI: 90

##### Electricity

Provider(s): Pea River Electric Co-op  
Status: Existing  
Amps:                        
Phase: 3  
Voltage:                   

##### Water

Provider: Ozark Utility Board  
Status: Existing  
Size of Main: 10 in.

##### Telecommunications

Service Provider: Troy Cablevision  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

##### Sewer

Provider: Utility Board of Ozark  
Status: Existing  
Size of Main: 8 in.

#### Price

##### Base Rent (Annual)

##### Base Rent

##### Sale Price

\$300,000.00

Total

##### Negotiable

Yes

##### Date Quoted

Nov 26, 2013

##### Price Comments

Building price does not include land, Lease negotiable-depends on finished specs.

#### General Comments

FTZ subzone avail.

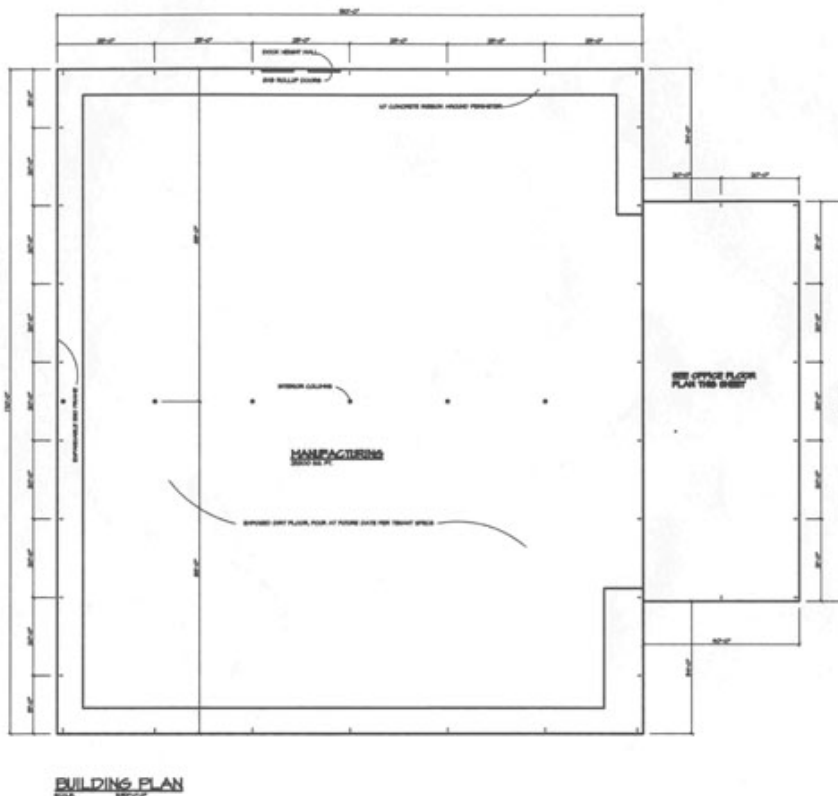
*Building information is current as of 11/26/13*

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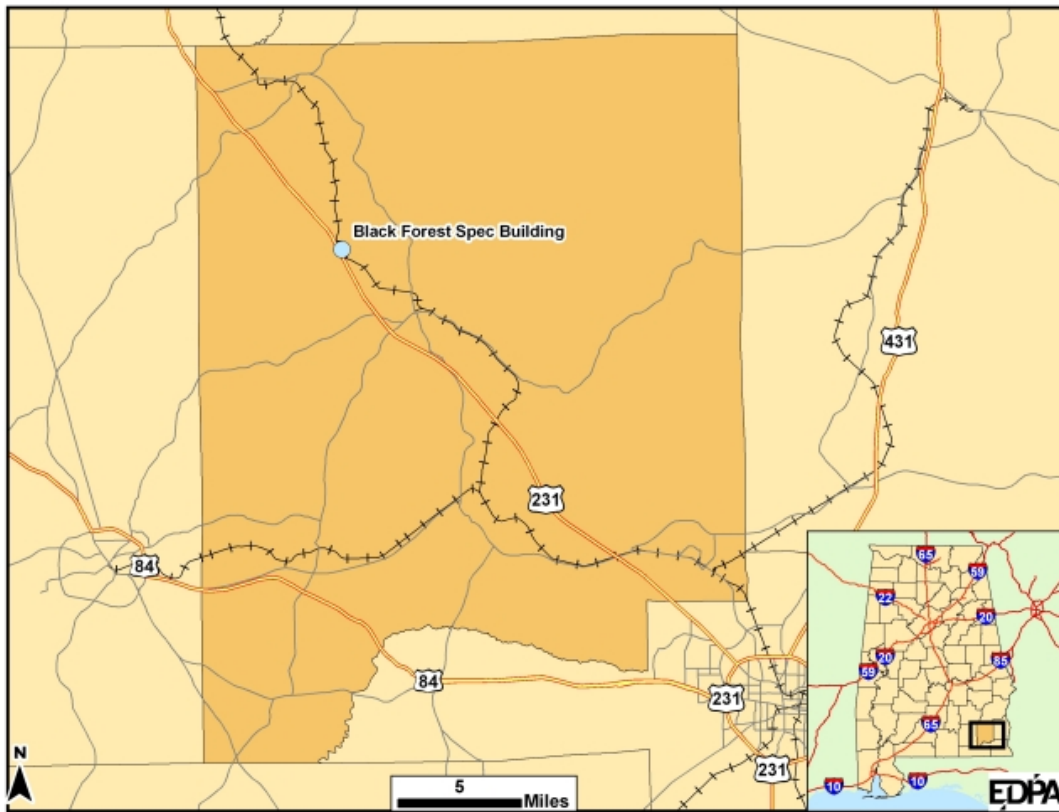


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