

Building Profile

Alabama Site Selection Database

Wal-Mart - N Union

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



General Building Data	
Total Size	43,250 sq.ft.
Space Available	43,250 sq.ft.
Multi-tenant	Yes
Building Dimensions	
Number of Buildings	2
Number of Floors	1
Largest Production Area	43,250 sq.ft.
Office Area	0 sq.ft.
Building Expandable	No
Expandable to	
Floor Thickness	4 in.
Total Acreage	7
Additional Available	
Ceiling Height	Eave: 14 ft. Max: 14 ft.
Bay Spacing	Length: 38 ft. Width: 38 ft.
Air Conditioned	Yes
Heated	Yes
Cranes	Number of Cranes: 0 Capacity of Largest: Under Hook:
Truck Docks	
	Dock Level: 2 Drive In: 0
Year Built	1978
Last Expansion	
Refrigerated Area	No
USDA Approved	
Sprinklers	Yes
Construction Material	Primary: Masonry Secondary: Masonry
Parking Paved	Yes
Number of Cars	300
Zoning	Business & Commercial
Previous Use	Retail
Previous Use Description	Wal-Mart main store prior to now

Building Id:	3083
Street Address	270 North Union Avenue Ozark Square Shopping Center
Nearest City	Ozark
Within City Limits	Yes
Zip Code	36360
Latitude	31.461475
Longitude	-85.639117
Located in Industrial Park	
Park Name	
Within Enterprise Zone	No
Within Favored Geographic Area	
Within Renewal Community	

Transportation

Rail Service	Provider: CSX Transportation Track Status: Not Specified Provider #2: Track Status: Not Specified
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Waterway

Nearest Commercial Air City	Dock Facility: Not Specified Dothan, AL Miles to Nearest Service: 18 mile(s)
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Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	52	
Federal Highway	231	2	No
Alabama Highway	123	0	No
Alabama Highway	249	1	No

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Utilities

Natural Gas

Provider: SE Alabama Gas District
Status: Existing
Size of Main: 2 in.
Main PSI:

Electricity

Provider(s): Alabama Power Company
Status: Existing
Amps: 1000
Phase: 3
Voltage: 277/480

Water

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

Telecommunications

Service Provider: CenturyLink
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) \$2.50

Base Rent

Sale Price

Negotiable Yes

Date Quoted Aug 1, 2013

Price Comments

Lease: \$2.50 NNN, \$0.36 Real Estate Taxes (sq.ft.), \$0.08 Insurance (sq.ft.)

General Comments

This building is perfect for a call center. The City will give a tenant improvement allowance and spread out over initial term of lease. The property can be subdivided.

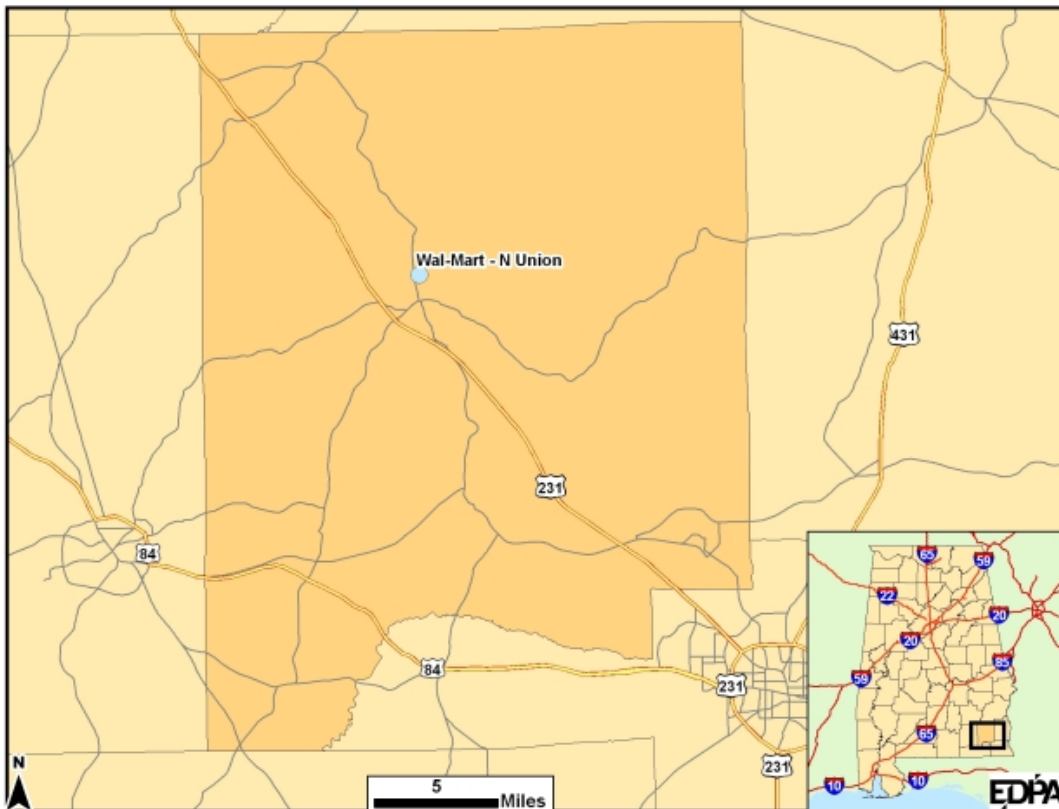
Building information is current as of 8/1/13

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