



FOR SALE

Industrial Building

8301 N. Hickory St. (Hwy. 59), Loxley, AL

Building:

43,180± sq ft total

3,471± sq ft office/showroom

30' eave height

Structural steel, concrete block and insulated wall panels, standing seam metal roof, masonry & EIFS on façade

T-5 fluorescents in w/h

Fully sprinkled

2- interior truck wells (level)

2- 8'x10' dock high roll-up doors w/levelers

1- 12'x16' roll-up door w/concrete ramp-in

4-wall mounted exhaust fans in w/h

9-electric joist hung heaters in w/h

1125 Amps, 3 Phase

Site: 2.96± acres

Zoning: B-1 General Business, City of Loxley

Purchase Price: \$2,900,000



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