

SALE/LEASE



For further information contact:
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Location:	12045 P adgett Switch Road Irvington, Alabama Just 8± minutes south of Interstate 10 via the newly constructed County Road 39
Building:	
Size:	124,940± square feet total 244' x 521' multi-tenant 10,596 square feet office Expandable to 200,000 square feet
Divisible:	Building can be divided
Year Built:	1995
Last expanded in:	1998
Eave Height:	24' to 27'
Loading:	(16) dock level
Construction	
Material:	Metal
Power:	2,500 amp, 3 Phase
Fire Protection:	Fully sprinkled
Other Features:	Fully heated/cooled
Lot Size:	11 acres Additional acreage possibly available
Utilities:	All available
Zoning:	Light Industrial
Purchase Price:	\$3,250,000
Lease Rate:	\$3.75 per square foot, Net

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