

Interstate Business Park

Spec Building Profile

Alabama Site Selection Database

City: Prattville
County: Autauga
MSA: Montgomery, AL
Street Address:
 Jesse Samuel Hunt Blvd.
Nearest City: Prattville
Within City Limits: No
Zip Code: 36067
Latitude: 32.56411
Longitude: -86.45991
Located in an Industrial Park:
 Yes
Park Name:
 Interstate Business Park
Within Enterprise Zone: No
Within Favored Geographic Area: No
Within Renewal Community:
 No
General Building Data
Total Size: 50,000 sq. ft.
Building Expandable: Yes
Expandable to: 80,000 sq. ft.
Multi-Tenant: No
Building Dimensions:
 150' x 333'
Number of Buildings: 1
Number of Floors: 1
Largest Production Area:
 *FTS
Office Area: *FTS
Floor Thickness: Flexible
Total Acreage: 11
Additional Available: Yes
Ceiling Height:
 Eave: 32 ft.
 Max: 35 ft.
Bay Spacing: Length 26 ft.
Air Conditioned: No
Heated: No
Cranes:
Number of Cranes: *FTS

Truck Docks: *FTS
Dock Level: Yes
Drive In: *FTS
Year Built: 2007
Refrigerated Area: *FTS
 USDA Approved: No
 Sprinklers: *FTS
Fire Rating: 7
Construction Material
 Primary: Metal
 Secondary: Split Face Block
Parking Paved: *FTS
Zoning: Light Industrial
Previous Use: New
Previous Use Description:
 Transportation
Rail Service Provider: None
Waterway: None

Nearest Commercial Air City
 Montgomery, AL
 Miles to Nearest Service:
 15 miles

Highways

<u>Highway Name</u>	<u>Miles to Access</u>
Interstate 65	1
Interstate 85	15
U.S. Hwy. 31	0
U.S. Hwy. 82	10
Ala. Hwy. 14	6



Utilities

Natural Gas

Provider:
 Alabama Gas Corporation
 Status: Existing
 Size of Main: 6 inch
 Main PSI: 150 psig

Water

Provider:
 Marbury Water Works
 Status: Existing
 Size of Main: 8 inch

Sewer

Provider: Autauga County
 Status: Existing
 Size of Main:
 Park Package System

Electricity

Provider:
 Central Alabama Electric Co-op
 Status: Existing
 Amps: Can meet demand
 Phase: 3 phase
 Voltage: Standard Utility

Telecommunications

Provider: AT&T
 Fiber Optics: Yes
 Redundancy: Yes
 xDSL Available: Yes

Price

Base Rent (Annual): *FTS
 Base Rent: per sq. ft.
 Sale Price
 AS IS Total: \$1,350,000
 Negotiable: Yes
 Date Quoted: Feb. 28, 2011

Price Comments

Speculative building
 Construction is complete
 Building designed for flexibility

* FTS Element of Building
 Finished to Suit Tenant

*Building information is current as of
 2/28/2011*