



**FOR SALE
INDUSTRIAL WAREHOUSE**

**115 INDUSTRIAL PARK ROAD
EUFAULA, AL 36027
\$2,000,000**

Global Portfolio Solutions

Mohr Partners, Inc.
2859 Paces Ferry Road
Suite 830
Atlanta, GA 30339
www.mohrpartners.com

Chip Lanier

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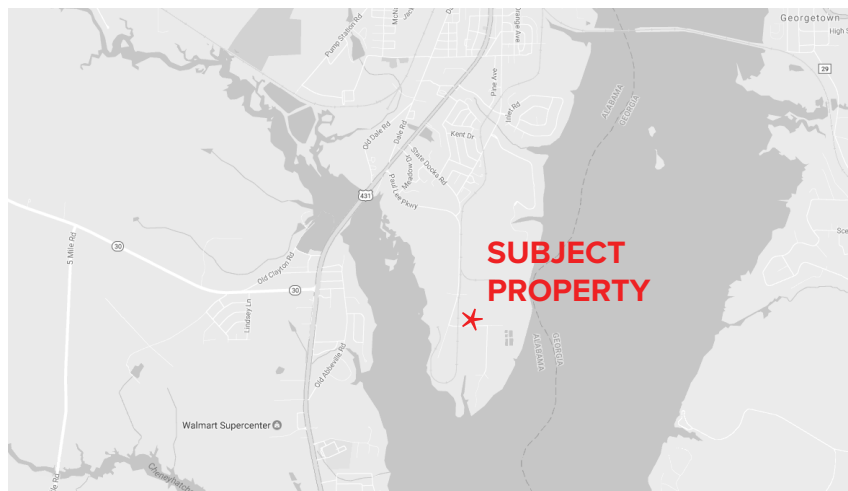


PROPERTY HIGHLIGHTS

- Total Square Footage – 266,000 SF
- 17 total loading docks
- Built in 4 sections.
 - Section A (Main): built in 1970, Newer roof
 - Section B (Heat): built in 1971, Newer roof
 - Section C (Yarn): built in 1989
 - Section D (MFG): built in 1993
- Approximately 14,400 Amps of 3-phase power throughout all 4 sections
- Total Site Size – 37.8 Acres
- 18 total offices throughout
- 11 Bathrooms
- 1 conference room
- 1 lab area
- 1 nurses station
- 2 dining areas, one for 28 people the other for 22 people
- Parking Lot capacity – 190 car parks
- Most recent annual property taxes: \$17,448

PROPERTY

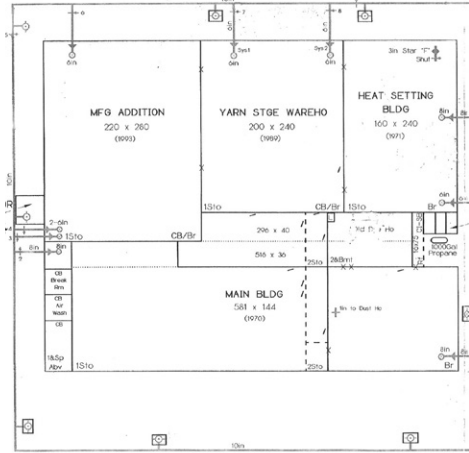
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Zoning is M2 Heavy Industrial

1. Any uses permitted or permitted on appeal in M-1 District.
2. Public Utilities
3. Jails and correctional institutions
4. Police and fire stations
5. Business service establishments
6. Equipment rental agencies
7. Motor vehicle service stations
8. Heavy vehicular repair facilities
9. Quarrying, processing, storage, and/or sale of stone and related products
10. Research or testing laboratories
11. Scrap processing, auto wrecking, and junk yards
12. Warehousing and distribution, including wholesale business
13. Communication transmitting and receiving facilities
14. Heliport
15. Principal supply utilities
16. Sewerage facilities
17. Accessory uses and structures
18. Signs as regulated in Section 6.21

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SECTION A: MAIN:

- Main Section -A- Built in 1970, New Roof
- Overall Dimensions - 581'x144'
- Ceiling Height - 18' at eave sloping to 30'
- 3 dockhigh doors
- Column Spacing - 35'x31'

SECTION B: HEAT

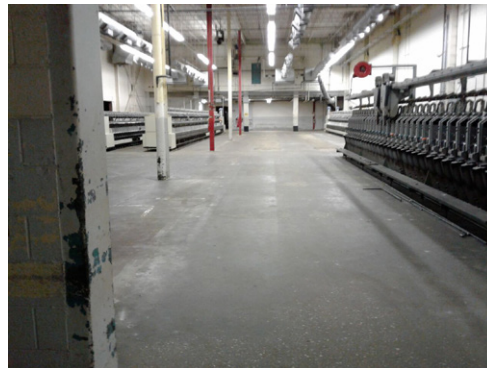
- Heat Setting Section -B- Built in 1971
- Overall Dimensions - 160'x240'
- Ceiling Height - 18' at eave sloping to 20'
- 4 dock high doors
- Column Spacing - 35'x31'

SECTION C: YARN

- Yarn Storage WH section -C- Built in 1989
- Overall Dimensions - 200'x240'
- Ceiling height - 18' at eave sloping to 23'
- 6 dock high doors
- Column spacing - 35'x31'

SECTION D: MFG

- MFG Section - D - Built in 1993
- Overall Dimensions - 220'x280'
- Ceiling Height - 18' at eave sloping to 25'
- 4 dock high doors
- Column Spacing - 35'x31'



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