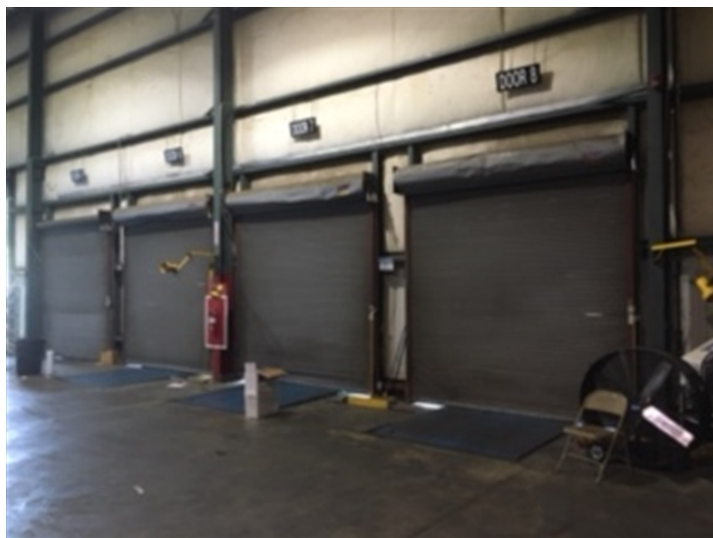


## IWS Building #7

City: Tuscaloosa

County: Tuscaloosa



### General Building Data

**Street Address:** 501 Bear Creek Cutoff Road  
**Nearest City:** Tuscaloosa  
**Within City Limits:** Yes  
**Zip Code:** 35405  
**MSA:** Tuscaloosa, AL  
**Latitude:** 33.14695000  
**Longitude:** -87.53190000  
**Loc. In Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:**  
**Within Favored Geo Area:**  
**Within Renewal Community:**  
**Within HubZone:**  
**Within New Market Tax Credit Area:**

**Total Size:** 150,000 Sq. Ft.  
**Space Available:** Sq. Ft.  
**Multi-tenant:** Yes  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Building Dimensions:** 750 x 200  
**Largest Production Area:**  
**Building Expandable:** No  
**Expandable To:**  
**Total Acreage:** 12.00  
**Additional Available:** No  
**Ceiling Height:** Eave: 30 ft  
 Max: 35 ft

**Floor Thickness:** 12  
**Bay Spacing:** Length: 0  
 Width: 0  
**Air Conditioned:** No  
**Heated:** No  
**Cranes:** Number: 0  
 Cap Lrgst: 0 ton(s)  
 Under Hook: 0

**Truck Docks:** 13  
 Drive In: 1  
 1999  
**Year Built:** 0  
**Last Expansion:** No  
**Refrigerated Area:**  
**USDA Approved:**  
**Sprinklers:** Yes  
**Construction Material:** Primary: Conc Blk  
 Secondary: Metal

**Parking Paved:** Yes  
**Number of cars:** 10  
**Zoning:** Heavy Industry  
**Office Area:** 800 Sq. Ft.  
**Previous Use:**  
**Previous Use Desc:** Industrial

### Transportation

#### Rail Service

**Provider:**  
**Track Status:** Not Specified  
**Provider 2:**  
**Track Status:** Not Specified

#### Waterway

**Provider:** Black Warrior River  
**Dock Facility:** Port > 50 miles

#### Nearest Commercial Air City

Birmingham, AL  
 Mi. to Service: 45

#### Nearest Municipal Air City

Tuscaloosa  
 Mi. to Service: 7

#### Highways

Type	Name	Mi. To Access	4 Lane?
Interstate	I-20	5.00	Yes
Interstate	I-59	5.00	Yes
Federal	82	1.00	Yes
State	69	1.00	Yes



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## Utilities

### Natural Gas

Provider: Spire  
Status: Existing  
Size of Main:  
Main PSI:

### Electric

Provider: Alabama Power Company  
Status: Existing  
Amps:  
Phase:  
Voltage:

### Water

Provider: City of Tuscaloosa  
Status: Existing  
Size of Main:

### Fiber/Telecom

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

### Sewer

Provider: City of Tuscaloosa  
Status: Existing  
Size of Main:

## Price

**Base Rent (Annual):** \$0.35  
per sq.ft.  
**Sale Price:**  
**Negotiable:** No  
**Date Quoted:** 3/21/2019 12:00:00 AM  
**Price Comments:** Available for rent/lease. Price is not negotiable

## Key Building Features

Jackson Security Monitored. Notification if alarm system is not set.

## Building Comments

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