

# AVAILABLE INDUSTRIAL BUILDING

FORMER METAL STAMPING BUILDING

218 MCCLELLAN INDUSTRIAL PARKWAY, KELLYTON, COOSA, ALABAMA, 35089



## Description

Located in a County owned Industrial Park with covenants. Built in 2006 as a spec building, sold in 2011 to a metal stamping company. Located on 10.74 acres for expansion.

## Sale / Lease

**For Sale:** Yes  
**Sale Price:** \$ 2.60  
**For Lease:** No  
**Lease Price:**  
**Pricing Information:** \$2.6 million

## Building Details

**# of Floors:** 1  
**Multi-Tenant:**  
**Prior Use:** Industrial  
**Sprinklered:** Yes  
**Heated:**  
**Air Conditioning:**  
**Drive In Doors:** 2  
**Dock Doors:** 4  
**Eave Height Min:**  
**Eave Height Max:**  
**Ceiling Height Max:** 28 feet  
**Ceiling Eaves:** 28 Feet  
**Floor Thickness:** 8"  
**# of Cranes:**

## Property Details

**Latitude:** 32.970436  
**Longitude:** -86.031875  
**Total Square Footage:** 60,000 sq. ft.  
**Available Square Footage:** 60,000 sq. ft.  
**Available Office (sqft):**  
**Building Expandable:** yes  
**Expandable to (sqft):** 100,000 sq. ft.  
**Max. Contiguous Space:** 60,000 sq. ft.  
**Total Acreage:** 10.75 Acre(s)  
**Additional Acreage Available:** 12 Acre(s)

## Utilities

**Electric Provider:**  
**Natural Gas Provider:**  
**Water Provider:**  
**Telecommunications Provider:**  
**Fiber Available:**  
**Sewer Provider:**

## Interstate/Highway

**Interstate:**  
**To Interstate (miles):**  
**Interstate #2:**  
**To Interstate #2 (miles):**  
**Highway:**  
**To Highway (miles):**

## Alabama Advantages

- 6 Interstates converge in Alabama
- All communities within 2 hours of a commercial airport
- 92 public-use airports
- Five Class 1 railroads and multiple short line railroads
- Deep water port on the Gulf of Mexico
- One of the longest inland waterway systems
- Right-To-Work state



**For more information, please contact:**

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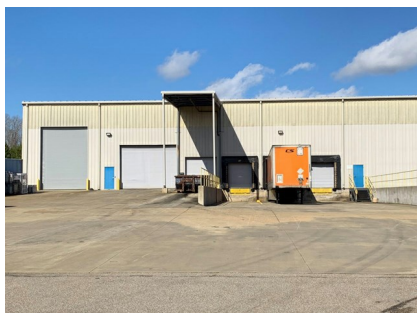
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**WIN** with Alabama

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