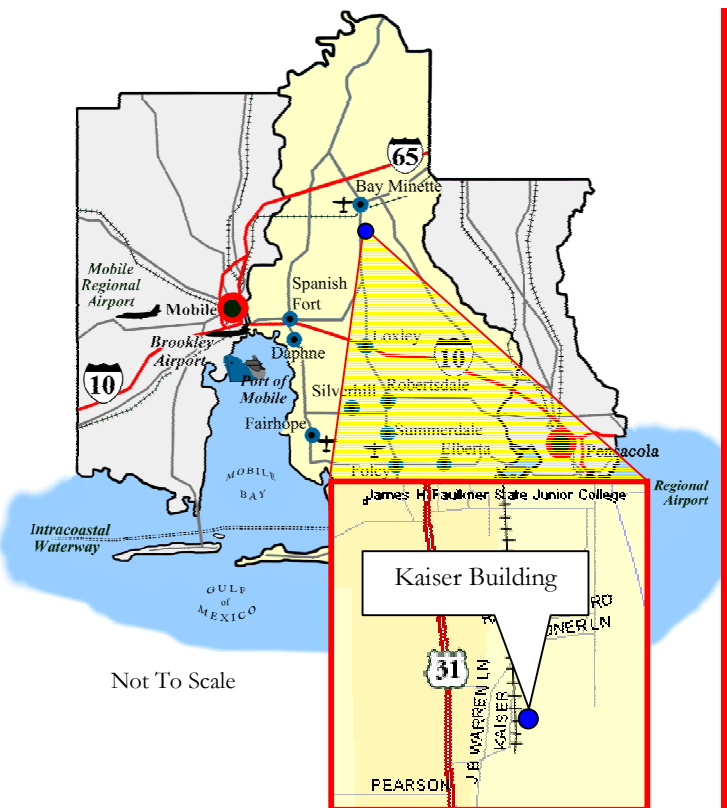


AVAILABLE BUILDING

KAISER 137,064 SQUARE FEET BAY MINETTE, ALABAMA



Location:	US 31 South
Zoning:	Heavy Industrial
# of Buildings:	3
Distance to Nearest Hwy.:	I-10: 14 Miles I-65: 8 Miles
Site Size:	40 Acres
Space Utilization	
Total:	137,064 Square Feet
Office:	5,000 Square Feet
Dimensions:	430 Feet x 258 Feet
Rail:	350' Long Rail Dock With Double Track.
Crane:	Overhead Crane At Dock - 10 Ton Capacity, 25 Feet Under Hook.
Construction:	Metal
Year Built:	1965; Expanded in 1970; 2005 New Floor and Roof
Ceiling Height:	Wide Portion of Bldg.: Clear Eave-17'3", Max Height-23' Narrow Portion of Bldg.: Clear Eave-17'3", Max Height-20'7"
Column Spacing:	90 Feet x 24 Feet
Dock Doors:	2(10'w x 12'h), 2(16'w x 16'h)
Drive In:	1(14'w x 14'h), 6(12'w x 12'h), 3(16'w x 16'h), 3(16'w x 12'h)
Doors by Rail:	2(12'w x 14'h) & 2(12'w x 12'h) + 350' Dock
Parking Space:	100 Spaces
Lease Price:	Not For Lease
Sale Price:	\$1,250,000
Contact:	Phil Ulichney Plasmine Technologies (251) 937-2771

The information contained herein has been obtained from reliable sources; however, no warranty or guarantee is expressed or implied.

AVAILABLE BUILDING

Building Name:	Kaiser Aluminum
Location:	Hwy. 31 South Bay Minette, AL
Latitude:	30° 44' 00"
Longitude:	87° 46' 00"
Inside Industrial Park:	No
Inside CSA:	Yes: Mobile-Daphne-Fairhope
Inside HUB Zone:	Yes
Area of State:	Southwest

Distance In Miles From:	
Atlanta:	308
Memphis:	590
Nashville:	410
Birmingham:	231
Mobile:	32
Huntsville:	305
Montgomery:	150

BUILDING INFORMATION	
Total Size:	137,064 Square Feet
Office Space:	5,000 Square Feet
Dimensions:	430 Feet x 258 Feet
Number of Buildings:	3
Number of Floors:	1
Current Use:	Warehouse
Previous Use:	Industrial - Steel Cable Mfg.
Type Construction:	Metal
Acreage:	40 Acres
Year Built:	1965; Expanded in 1970; 2005 New Floor and Roof
Zoning:	Heavy Industrial
Ceiling Height Clear Eave:	Wide Portion of Bldg.: Clear Eave-17'6" Max Height-23' Narrow Portion of Bldg.: Clear Eave-17'6" Max Height-20'7"
Bay Spacing Length:	90 Feet
Bay Spacing Width:	24 Feet
A/C:	None - Plant Circulation Handled by Roof Vent Fans.
Heating:	Ceiling Hung, Gas Fired Forced Air Heaters
Lighting:	High-Bay High Pressure Sodium
Fire Rating:	5
Sprinkler:	Yes
Number of Cranes:	1 - Overhang Crane on Rail Dock
Capacity:	10 Tons
Under Hook:	25 Feet
Truck Dock(s):	
Dock Level:	2(10'w x 12'h), 2(16'w x 16'h)
Drive-In:	1(14'w x 14'h), 6(12'w x 12'h), 3(16'w x 16'h), 3(16'w x 12'h)
Doors by Rail:	2 (12'w x 14'h), 2(12'w x 12'h) + 350' Dock

UTILITIES	
Gas:	City of Bay Minette
Distance To:	0 Miles
Size of Main:	2 Inches
PSI:	30
Water:	City of Bay Minette
Distance To:	0 Miles
Size of Main:	6 Inches
Sewer:	City of Bay Minette
Distance To:	0 Miles
Size of Main:	6 Inches
Excess Capacity:	1,000,000 GPD
Electric:	Alabama Power Co.
Phase:	3
Service Voltage:	277/480 volts
Amperage Main:	3,200
Telecommunications:	BellSouth
Fiberoptics:	Along US 31
ISDN:	Yes
Redundancy:	Yes

* GPD (Gallons Per Day)

HIGHWAY					
Interstate	Miles	Federal	Miles	State	Miles
10	14	31	0	59	0
65	8				

RAIL	
At Site:	Yes: CSX
Spur:	Yes: Able to hold six cars at site
	350 Foot Long Rail Dock With Double Track
WATERWAY	
Nearest Port Facility:	Mobile: 30 Miles
Navigable:	Yes
Channel Depth:	40 Feet
AIR	
Nearest Commercial Service:	Mobile Regional Airport
Distance:	37 Miles
Major Carriers:	ASA, Delta, Northwest, Continental, United Express, US Airways, Skywest

Lease	Not for Lease
Price:	\$1,250,000
Date Quoted:	4/29/05

CONTACTS	
Owner:	Phil Ulichney Plasmine Technology, Inc. (251) 937-2771

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