

# AVAILABLE BUILDING

## SELECT AIRCRAFT PAINT BUILDING

9,400 SQUARE FEET  
GULF SHORES, ALABAMA



Front



Back

<b>Location:</b>	700 Commercial Drive Gulf Shores Industrial Park
<b>In Foreign Trade Zone:</b>	Yes: Mobile FTZ
<b>Zoning:</b>	M1: Light Industrial
<b>Buildings:</b>	2 Hangers joined by wall Office & Fab Shop in Front
<b>Distance to Nearest Hwy.:</b>	I-10: 26 Miles AL 59: .5 Miles
<b>Site Size:</b>	1.3 Acres
<b>Space Utilization:</b>	
<b>Total:</b>	9,400 Square Feet
<b>Office:</b>	450 Square Feet
<b>Dimensions:</b>	Hanger 1 - (60' x 60') Hanger 2 - (60' x 90')
<b>Walls and Roof:</b>	Metal
<b>Year Built:</b>	Hanger 1 - 1997 Hanger 2 - 2002
<b>Ceiling Height:</b>	20' Eave Height 25' Max Height
<b>Column Spacing:</b>	Clear Span
<b>Hanger Doors:</b>	55'W x 17'H
<b>Taxiway:</b>	350' Taxiway
<b>Ramp Area:</b>	120' x 60'
<b>Parking Spaces:</b>	8 Cars
<b>Sales Price:</b>	Negotiable
<b>Contact:</b>	Dave Evans Prudential Cooper & Co. 251-980-1560

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



## AVAILABLE BUILDING

<b>Building Name:</b>	Select Aircraft Paint Bldg.
<b>Location:</b>	700 Commercial Drive Gulf Shores, Alabama
<b>Latitude:</b>	30° 34' 00"
<b>Longitude:</b>	87° 43' 00"
<b>Inside Industrial Park:</b>	Yes Gulf Shores Industrial Park
<b>Inside CMSA:</b>	Yes: Mobile
<b>Inside Foreign Trade Zone:</b>	Yes: Mobile FTZ #82
<b>Area of State:</b>	Southwest

<b>Distance In Miles From:</b>	
Atlanta	390
Memphis	320
Nashville	421
Birmingham	60
Mobile	231
Huntsville	512
Montgomery	183

<b>BUILDING INFORMATION</b>	
<b>Total Size:</b>	9,400 Square Feet
<b>Office Space:</b>	450 Square Feet
<b>Number of Buildings:</b>	2 Hangers joined by wall Office and Fab Shop in front
<b>Dimensions:</b>	Hanger 1 - (60' x 60') Hanger 2 - (60' x 90')
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Aircraft Painting
<b>Type Construction:</b>	Metal
<b>Acreage:</b>	1.3 Acres
<b>Year Built:</b>	Hanger 1 - 1997 Hanger 2 - 2002
<b>Expandable:</b>	Yes
<b>Zoning:</b>	M1: Light Industrial
<b>Ceiling Height Clear Eave:</b>	20 Feet
<b>Maximum Height:</b>	25 Feet
<b>Bay Spacing Length:</b>	Clear Span
<b>Bay Spacing Width:</b>	Clear Span
<b>A/C:</b>	N/A
<b>Fire Rating:</b>	3
<b>Sprinkler:</b>	Yes
<b>Number of Cranes:</b>	0
<b>Hanger Doors:</b>	55'W x 17'H
<b>Taxiway:</b>	350 Feet
<b>Ramp Area:</b>	120' x 65'

<b>UTILITIES</b>	
<b>Gas:</b>	Riviera Utilities
<b>Distance To:</b>	.5 Miles
<b>Size of Main:</b>	2 Inch
<b>PSI:</b>	250 PSI

<b>UTILITIES</b>	
<b>Water:</b>	City of Gulf Shores
<b>Distance To:</b>	0 Miles
<b>Size of Main:</b>	12 Inch
<b>Sewer:</b>	City of Gulf Shores
<b>Distance To:</b>	0 Miles
<b>Size of Main:</b>	12 Inch
<b>Excess Capacity:</b>	500,000 GPD
<b>Electric:</b>	Baldwin EMC
<b>Phase:</b>	1
<b>Service Voltage:</b>	120/240
<b>Telecommunications:</b>	Gulftel
<b>Fiberoptics:</b>	No
<b>ISDN:</b>	No
<b>Redundancy:</b>	No

<b>HIGHWAY</b>					
Interstate	Miles	Federal	Miles	State	Miles
I-10	26	98	7	59	.5
I-65	47	90	19	181	1

<b>RAIL</b>	
<b>At Site:</b>	No
<b>Distance to Nearest Service:</b>	Pensacola: 30 Miles
<b>Spur:</b>	No
<b>WATERWAY</b>	
<b>At Site:</b>	Intracoastal Waterway
<b>Channel Depth:</b>	12 Feet
<b>Nearest Port Facility:</b>	Port of Pensacola: 30 Miles
<b>Navigable:</b>	Yes
<b>Channel Depth:</b>	33 Feet
<b>AIR</b>	
<b>Nearest Commercial Service:</b>	Pensacola Regional Airport
<b>Distance:</b>	30 Miles
<b>Major Carriers:</b>	Airtran, Comair, Continental, Delta, Northwest, USAir

<b>Lease Price:</b>	Not For Lease
<b>Sale Price:</b>	Negotiable
<b>Date Quoted:</b>	5-20-05

<b>CONTACTS</b>	
<b>Owner:</b>	Dave Evans Prudential Cooper & Company 251-968-5925
<b>Local Contact:</b>	Lance LaCour BCEDA 251-947-2445

<b>COMMENTS</b>	
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