

417 IPSCO ROAD
DECATUR, ALABAMA

43,375 SQ. FT. PROPERTY
FOR SALE



GATEWAY
COMMERCIAL BROKERAGE



For More Information, Please Contact:

Paula Prestwood
(256) 227.1524
Salesperson
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

417 IPSCO ROAD 43,375 SQUARE FEET WAREHOUSE WITH 3.31 ACRES OF LAND FOR EXPANSION

**WAREHOUSE
+ LAND
AVAILABLE**



For More Information, Please Contact:

Paula Prestwood
(256) 227.1524
Salesperson
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.

417 IPSCO ROAD 43,375 SQUARE FEET WAREHOUSE WITH 3.31 ACRES OF LAND FOR EXPANSION

WAREHOUSE
+ LAND
AVAILABLE

PROPERTY OVERVIEW

This property is +/- 43,375 square foot building on +/- 3.31 acres with sewer.
Lot size: +/- 350' W x +/- 500' L

+/- 2000 square foot office area plus an upstairs with 4 bathrooms, break room, and showers. Located in Morgan County. No zoning restrictions.

Building's three sections: 200' W x 100' L, 50' W x 175' L, 150' W x 85' L

4 grade level truck docks (2 with 20' x 20' electric doors on rails; 2 with 10' x 10' doors)
3 dock height truck docks (wells with heavy duty dock levelers)
7 roll-up doors, approximately 12'-15' high

Ceiling height; 24' at side walls, and 28' at center

3 phase, 1800 amps (two 600 amp boxes, two 300 amp boxes)

Other items included in this property:

2 electric HVAC units (warehouse is not heated or cooled)
1 truck scale with 200,000 capacity; 2 floor scales with 20,000 capacity
Standing seam roof
Heat detectors, no sprinklers
Generous parking with room for expansion of the parking or building

Recycling equipment and personal business property not included in the price

SITE FEATURES	
BUILDING SIZE	43,375 square feet
UTILITIES	3 phase 1800 amp service
SALE PRICE	\$1,550,000

For More Information, Please Contact:

Paula Prestwood
(256) 227.1524
Salesperson
pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.
300 Market Street, Suite 3
(256) 355-0721
Decatur, AL 35601
www.gatewaycommercial.com

Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice. All tax, legal, or financial matters, herein, should be reviewed by competent professionals.