



SOUTH MONROE BUILDING

URIAH, MONROE, AL 36480
26700 sq ft • 31.29920000, -87.49870000

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Property Advantages:

- Automatic Alarm System
- Full Sprinkler Coverage
- Close Proximity to the Port of Mobile
- Close Proximity to I-65

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II. Exterior 1 ▼



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III. Exterior 2 ▼



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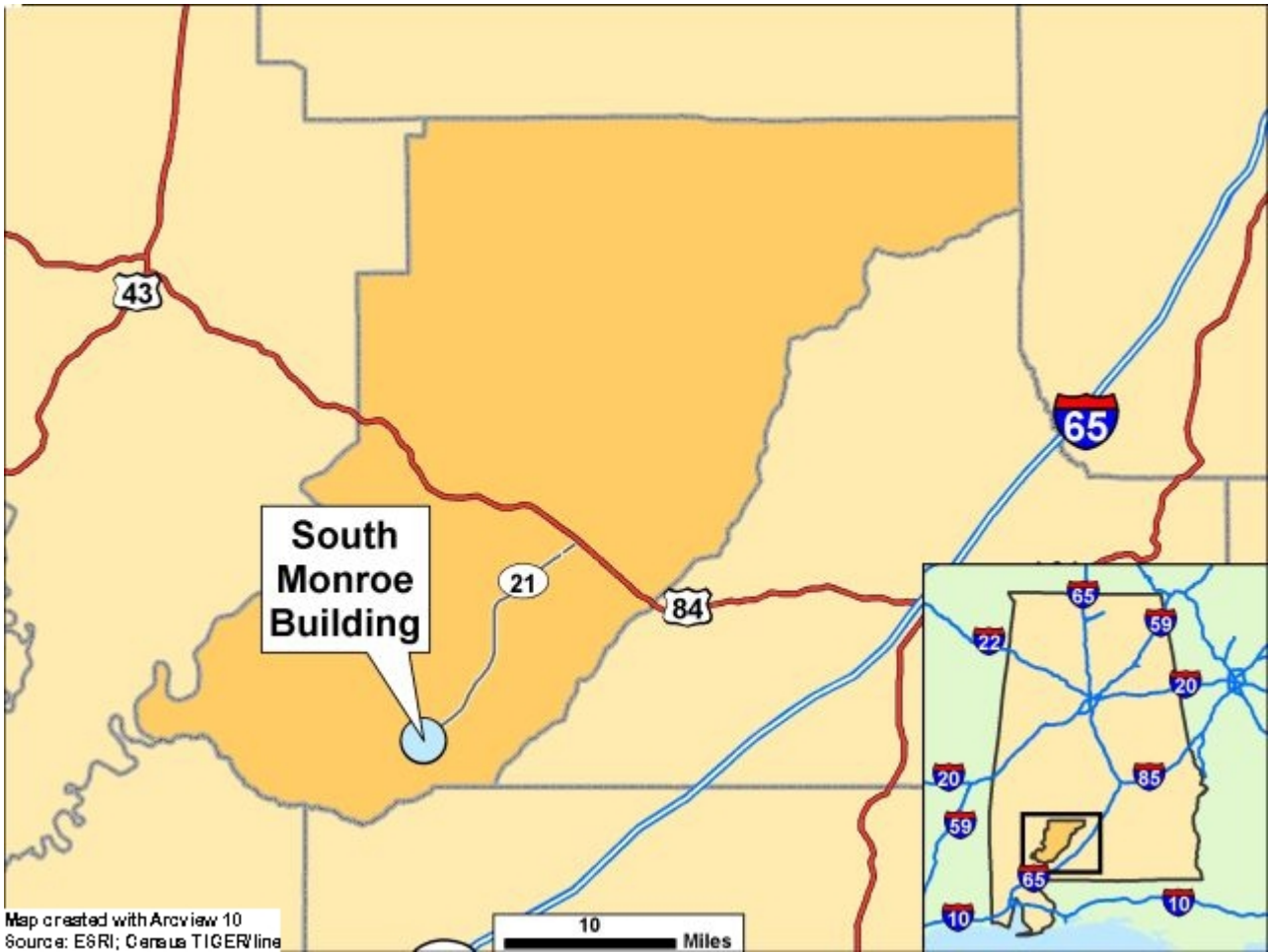
IV. Interior ▼



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V. Map ▼



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VI. Aerial View ▼



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VII. Data ▼

Identity

Building Name: South Monroe Building

Address: 249 Stayfast Road

Publicly or Privately Owned: Privately Owned

Prior Use: Garment: Hook & Eye Tape

Other Tenants Around Site: Yes

Zoning/Acreage/Topography

Zoning Classifications: Light Industry

Acreage: 8.00

Building Specifications

Construction Type: Metal

Construction Date: 1993; Last Expansion: 1998

Previous Use: Garment: Hook & Eye Tape

Total Sq. Footage: 26700 sq ft

Manufacturing/Warehouse Sq. Footage: 23,781 sq ft

Office Square Footage: 2,000 sq ft

Ceiling Height (Peak): 16 ft

Ceiling Height (Eaves): 16 ft

of Tailgate Loading Docks: 1

Electric

Provider: Alabama Power Company

Natural Gas

Provider: South Alabama Gas

Gas Main Size: 4 in

Gas Pressure: Main PSI: 585

Telecommunications

Local Exchange Carrier: Frontier Communications

ADSL available from C.O. (Analog or Digital): Yes

Fiber Available: Yes

Sewer

Provider: Septic Tank

Water

Provider: Uriah Water System

Transportation

Describe Highway Access: Near AL-21; 15 miles to US-84; 13 miles to I-65

Distance in Miles to Nearest Port: Port > 50 miles

Lease/Sales

Lease Price: \$3,200/month

Sales Price: \$500,000