

For Sale



Address: 1307 Decatur Highway
Fultondale, Alabama 35068

- Site: 1.4 +/- Acres with approx. 162' frontage on Highway 31
- easily accessible from I-65 Exits 265B and 267
- Main Building: 4,320 +/- SF of showroom and office space with full kitchen, 1.5 baths and gas water heater
- Second Building: 1,000 +/- SF of warehouse/storage space
- Great visibility and easy access with room to expand on site
- Morton building with solid wood construction and metal clad exterior
- Includes 25 kw natural gas generator and F5 in-ground tornado shelter
- Wireless security system with inside/outside cameras, smoke and motion detectors, and cell phone dialer with battery backup
- Suitable for office, professional, or light industrial uses
- Zoned B1 City of Fultondale
- Traffic Count: 20,360 vehicles per day on Highway 31



Main Building



Second Building

NEW PRICE: \$599,000

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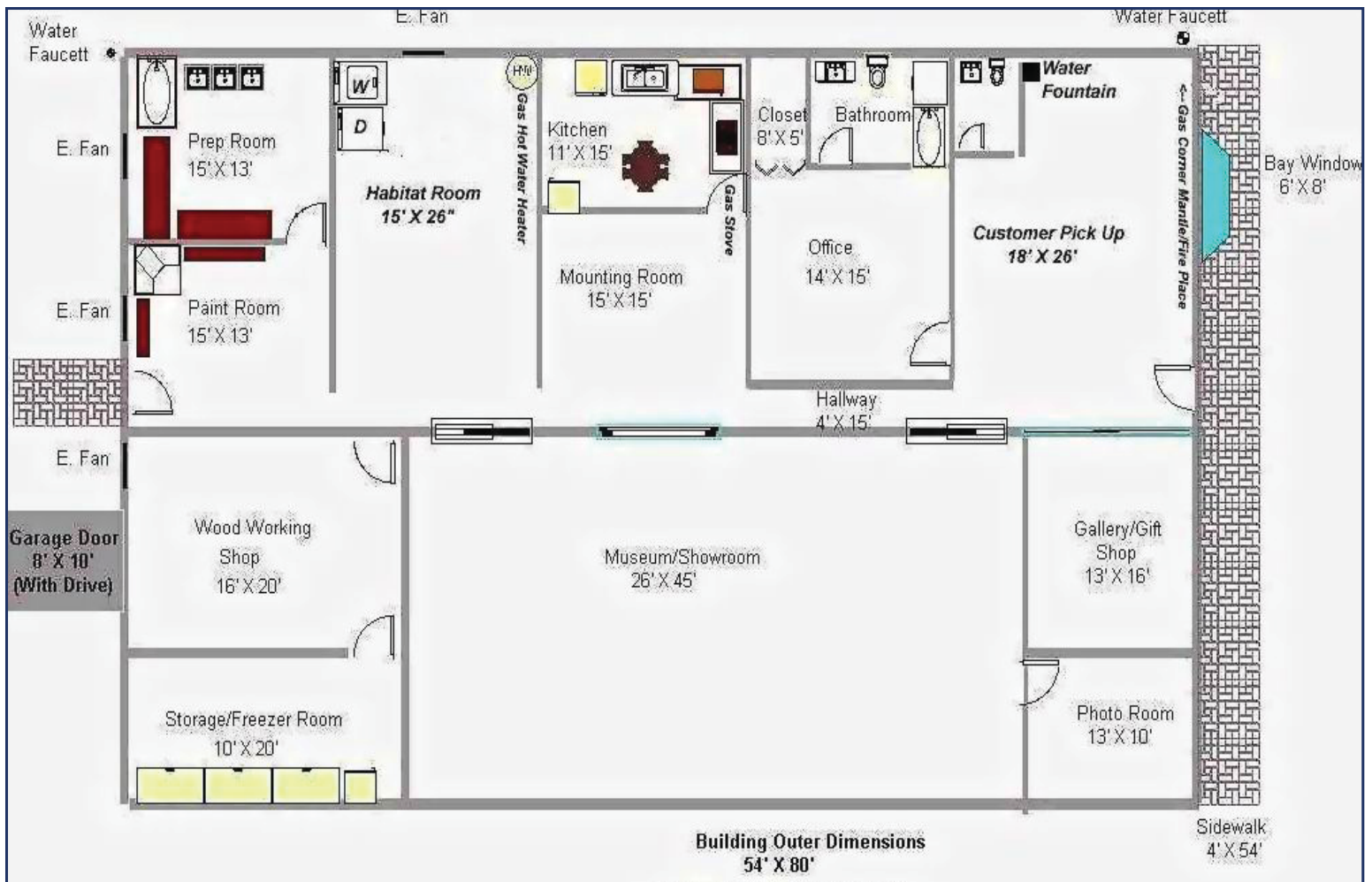
Information deemed reliable, but subject to verification

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ADDITIONAL DETAILS:

- Main building is constructed to withstand 350mph winds, which passed the test with April 2011 Tornado. All outer walls are 9" thick with 6" uncompressed insulation with a true R-19 rating covered with a polyethylene vapor barrier/retarder to increase insulation and keep insulation dry and reduce drafts. The attic has a flow through ventilation system thus allowing for enhanced air circulation and condensation control. The air flows in at the eaves and out through the top center/peak of the roof. The vent runs the entire length of the building. The ceiling has blown-in insulation with a rating of R-38 and better. The metal is 26ga Rolled Formed Steel galvanized 100% zinc and galvalume 30% zinc and 70% aluminum with 5 layers of coatings/paint.



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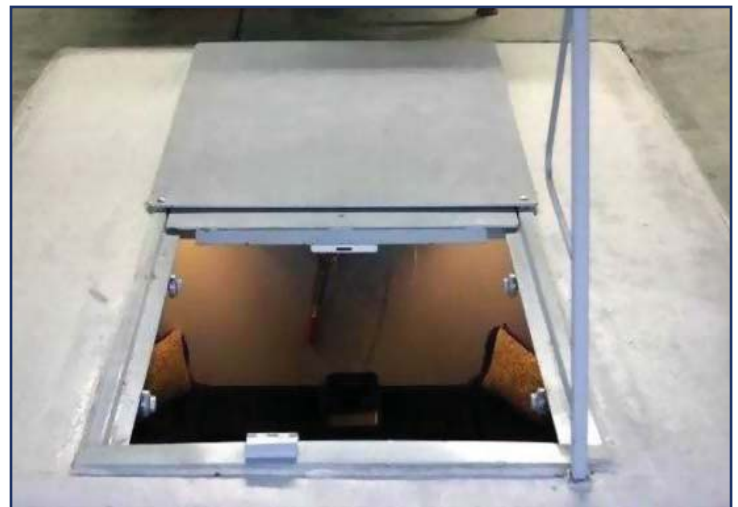


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