

Building Profile

Alabama Site Selection Database

Irvington Building

City: Mobile County: Mobile
MSA: Mobile, AL



General Building Data	
Total Size	124,940 sq.ft.
Space Available	124,940 sq.ft.
Multi-tenant	
Building Dimensions	244 x 521
Number of Buildings	1
Number of Floors	1
Largest Production Area	
Office Area	10,596 sq.ft.
Building Expandable	
Expandable to	
Floor Thickness	6 in.
Total Acreage	11
Additional Available	
Ceiling Height	Eave: 24 ft. Max: 27 ft.
Bay Spacing	Length: Width:
Air Conditioned	Yes
Heated	Yes
Cranes	Number of Cranes: Capacity of Largest: Under Hook:
Truck Docks	Number: 16 Dock Level: Drive In:
Year Built	1995
Last Expansion	1998
Refrigerated Area	
USDA Approved	
Sprinklers	Yes
Fire Rating	3
Construction Material	Primary: Metal Secondary:
Parking Paved	Yes
Number of Cars	171
Zoning	Light Industrial
Previous Use	Industrial
Previous Use Description	Lee Jeans Cutting Facility

Building Id: 5443	
Street Address	12045 Padgett Switch Road city of Irvington
Nearest City	Mobile
Within City Limits	No
Zip Code	36544
Latitude	30.44
Longitude	-88.218
Located in Industrial Park	No
Park Name	
Within Enterprise Zone	
Within Favored Geographic Area	No
Within Renewal Community	

Transportation

Rail Service	Provider: Track Status: Not Available Provider #2: Track Status: Not Available
Waterway	
Nearest Commercial Air City	Dock Facility: Not Specified Mobile, AL Miles to Nearest Service: 17 mile(s)

Highways

Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-10	7	
Federal Highway	90	5	Yes

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Utilities

Natural Gas

Provider:
Status: Unavailable
Size of Main:
Main PSI:

Electricity

Provider(s): Alabama Power Company
Status: Existing
Amps:
Phase: 3
Voltage: 2500

Water

Provider: Bayou La Batre
Water/Sewer/Gas
Status: Existing
Size of Main:

Telecommunications

Service Provider: Century Tel
Fiber Optics:
Redundancy:
xDSL Available:

Sewer

Provider: Bayou La Batre
Water/Sewer/Gas
Status: Existing
Size of Main:

Price

Base Rent (Annual)	\$3.50
Base Rent	per sq.ft.
Sale Price	\$3,875,000.00

Negotiable	Yes
Date Quoted	Jun 12, 2008

Price Comments

building can be leased for \$3.50 per square foot net.

Key Building Features

fluorescent lighting with metal halide; full sprinklered; metal standing seam with insulation; water, sewer & electricity are delivered to building

General Comments

Former Lee Jeans Cutting Facility. Easy access to 1-10 and US Hwy 90. McDonald Road extension under construction to tie Padgett Switc

current as of 6/12/08



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