

# Building Profile

## Alabama Site Selection Database

### Johnson Development Spec 1

City: Mobile

County: Mobile  
MSA: Mobile, AL



<b>Building Id: 5403</b>	
<b>Street Address</b>	6450 Trippel Road
<b>Nearest City</b>	Mobile
<b>Within City Limits</b>	No
<b>Zip Code</b>	
<b>Latitude</b>	30.5587
<b>Longitude</b>	-88.2063
<b>Located in Industrial Park</b>	Yes
<b>Park Name</b>	Port City Commerce
<b>Within Enterprise Zone</b>	Yes
<b>Within Favored Geographic Area</b>	
<b>Within Renewal Community</b>	

<b>General Building Data</b>	
<b>Total Size</b>	343,000 sq.ft.
<b>Space Available</b>	343,000 sq.ft.
<b>Multi-tenant</b>	
<b>Building Dimensions</b>	470 x 720
<b>Number of Buildings</b>	1
<b>Number of Floors</b>	1
<b>Largest Production Area</b>	343,000 sq.ft.
<b>Office Area</b>	
<b>Building Expandable</b>	Yes
<b>Expandable to</b>	1,000,000 sq.ft.
<b>Floor Thickness</b>	6 in.
<b>Total Acreage</b>	30
<b>Additional Available</b>	
<b>Ceiling Height</b>	Eave: 32 ft. Max: 36 ft.
<b>Bay Spacing</b>	Length: 52 ft. Width: 50 ft.
<b>Air Conditioned</b>	No
<b>Heated</b>	No
<b>Cranes</b>	Number of Cranes: Capacity of Largest: Under Hook:
<b>Truck Docks</b>	Number: 86 Dock Level: Yes Drive In: Yes
<b>Year Built</b>	2008
<b>Last Expansion</b>	
<b>Refrigerated Area</b>	No
<b>USDA Approved</b>	No
<b>Sprinklers</b>	No
<b>Fire Rating</b>	3
<b>Construction Material</b>	Primary: Tilt Up Conc Secondary:
<b>Parking Paved</b>	Yes
<b>Number of Cars</b>	
<b>Zoning</b>	Light Industrial
<b>Previous Use</b>	
<b>Previous Use Description</b>	

#### Transportation

<b>Rail Service</b>	Provider: Track Status: Not Available Provider #2: Track Status: Not Available
<b>Waterway</b>	Dock Facility: Not Specified
<b>Nearest Commercial Air City</b>	Mobile, AL Miles to Nearest Service: 11 mile(s)
<b>Highways</b>	

<u>Highway Type</u>	<u>Highway Name</u>	<u>Miles to Access</u>	<u>Four Lane</u>
Interstate	I-10	1	
Interstate	I-65	7	
Federal Highway	90	2	Yes

# Building Profile

## Alabama Site Selection Database

### Johnson Development Spec 1

City: Mobile      County: Mobile  
MSA: Mobile, AL

#### Utilities

##### Natural Gas

Provider: Mobile Gas Corporation  
Status: Existing  
Size of Main: 6 in.  
Main PSI: 60

##### Electricity

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

##### Water

Provider: Mobile Water Service  
Status: Existing  
Size of Main: 6 in.

##### Telecommunications

Service Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

##### Sewer

Provider: Mobile Water Service  
Status: Existing  
Size of Main: 8 in.

#### Price

**Base Rent (Annual)** \$4.35

**Base Rent** per sq.ft.

#### Sale Price

**Negotiable** No

**Date Quoted** Aug 1, 2008

#### Price Comments

Lease price is \$4.35 SF

#### General Comments

Building is 12 miles from Choctaw Point Terminal. Fronting I-10 (exit 13), seven miles west of the I-10/1-65 interchange. All utilities are available; fiber capabilities are present.

*Building information is current as of 8/1/08*



# Building Profile

## Alabama Site Selection Database

**Johnson Development Spec 1**

City: Mobile

County: Mobile  
MSA: Mobile, AL



# Building Profile

## Alabama Site Selection Database

### Johnson Development Spec 1

City: Mobile

County: Mobile  
MSA: Mobile, AL

