

# 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.<br>Max: 36 ft.                              |
| <b>Bay Spacing</b>              | Length: 52 ft.<br>Width: 50 ft.                          |
| <b>Air Conditioned</b>          | No   |
| <b>Heated</b>                   | No   |
| <b>Cranes</b>                   | Number of Cranes:<br>Capacity of Largest:<br>Under Hook: |
| <b>Truck Docks</b>              | Number: 86<br>Dock Level: Yes<br>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<br>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:<br>Track Status: Not Available<br>Provider #2:<br>Track Status: Not Available |
| <b>Waterway</b>                    | Dock Facility: Not Specified  |
| <b>Nearest Commercial Air City</b> | Mobile, AL<br>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              |

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#### 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*



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