

Industrial Property For Sale

+/- 40,000 SF/9.0 Acres

Buttermilk Road at Clements Road

Just off I-59/20

Cottondale, Alabama



LOCATION: Highly accessible location 7/10ths of a mile north of I-59/I-20 in Cottondale, eastern Tuscaloosa. 10 miles west of the Mercedes plant.

DETAILS: +/-40,000sf warehouse, storage building, and a 2,400SF Class B office building (built in 2000) located on a level +/-9 acre site. No zoning.

MORE INFORMATION:

- 30' clear height at center of building
- Heavy building structure, suitable for cranes
- 12.5'/13'h X 16'w grade-level doors at each end
- New LED lighting in warehouse
- Dry sprinkler system
- Rail spur easement
- Huge graveled laydown yard suitable for many uses
- Office building with 3 offices, 1 full bath, 2 half baths, lobby and kitchen. Tastefully decorated.
- Fenced/Gated property for security
- Sewer available on Clements Road

See next page for additional photos

PRICE: \$1,700,000

**For More Information
Please Contact:**

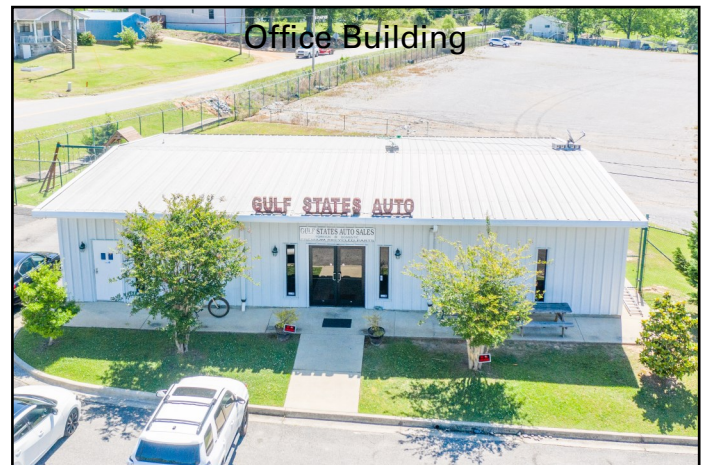
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Office Interior



- Click [HERE](#) for map link
- Click [HERE](#) for video link
- Click [HERE](#) for Loopnet link