

AVAILABLE
PPI OFFICE BUILDING

Muscle Shoals, Alabama



Located on the 3,000 acre TVA Federal Reservation adjacent to the Tennessee River and situated in a campus setting with well-maintained grounds and walking trails.

SALE OR LEASE

For further information contact:

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Facilities Management
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Building Information

- 11,000 Square Feet, one floor
- Ceiling Height: 10 feet
- Utilities: Water, Sewer, Electric

Additional Services Available *(negotiable rates)*

- Operations & Maintenance Services
- Tenant Improvement Allowance
- Office Furniture/Partitions

Terms

- Lease rate \$5.00 - \$7.00 per Square Foot – Net Expenses
- Full Service Rates Available
- Sale Terms Negotiable

Facility Details

Location Information

In City Limits	No
MSA	Florence
Multiple Tenants possible	No
Spec/Shell Building	No
Acres/Additional Acres	Situated on a 3,000 acre Federal reservation

Building/Structure

Ceiling Ht. Center	10 feet
Floor Thickness	6 inch precast
Air Conditioned	Yes
Sprinkler System	Yes
Built	1970
Exterior	Brick
Interior	Drywall
Roof	Built up 3 ply
Fire Rating	n/a
Dock High Doors	None
Drive-In Doors	None
Overhead Cranes	None
Parking Spaces	Adequate
Primary Lighting	Fluorescent
Dimensions	185' x 71'

Access

Closest Interstate	I-65
Distance	45 miles
Miles to Hwy	U.S. 72
Distance	1 mile
Rail Service	Norfolk Southern
Distance	On site
Closest Airport(s)	NW AL Regional & Huntsville Int'l
Distance	2 miles & 57 miles
Barge Site	No
Nearest Port	Florence-Lauderdale
Distance	4 miles

Utilities

Electricity	Muscle Shoals Electric Board
Service	480 Volts, 600 amp.
Water	TVA
Service	4-inch
Wastewater	TVA
Natural Gas	None
Telecom	TVA
Service	Fiber Optics