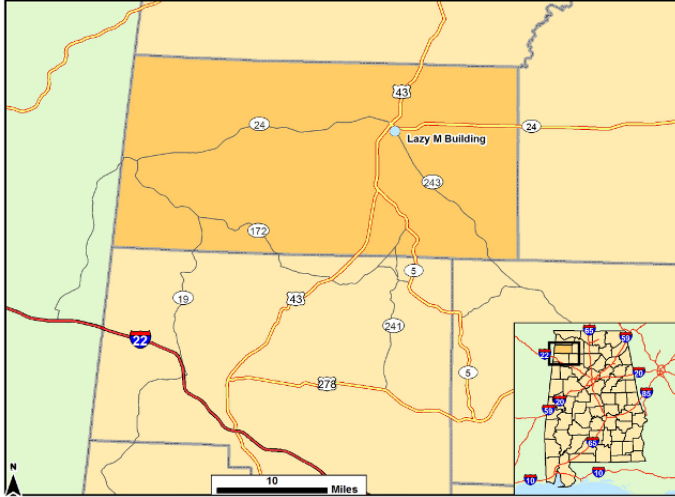


## Lazy M Building

City: Russellville County: Franklin



**Street Address:** 69 Clark Drive  
**Nearest City:** Russellville  
**Within City Limits:** Yes  
**Zip Code:** 35653  
**Latitude:** 34.479709  
**Longitude:** -87.72523  
**Loc. In Industrial Park:** Yes  
**Park Name:** Russellville Industrial Park #1  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** No  
**Within Renewal Community:** No

### Transportation

#### Rail Service

Provider: Norfolk Southern  
 Track Status: <Mile  
 Provider 2:  
 Track Status: Not Available

#### Waterway

Provider: Tennessee River  
 Dock Facility: Port 11 to 25 miles

#### Nearest Commercial Air City

Muscle Shoals, AL  
 Mi. to Service: 20

#### Highways

Type	Name	Mi. To Access	4 Lane?
Interstate	I-22	38	Yes
Interstate	I-65	50	Yes
Federal	43	3	Yes
Federal	72	20	Yes
Federal	78	38	Yes
State	24	1	Yes

**Total Size:** 32,500 Sq. Ft.  
**Space Available:** 32,500 Sq. Ft.  
**Multi-tenant:** No  
**Building Dimension:** 100 x 325  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Largest Production Area:** 30000  
**Office Area:** 2,500 Sq. Ft.

**Building Expandable:** Yes  
**Ceiling Height:** Eave: 20 ft  
 Max: 26 ft  
**Bay Spacing:** Length: 100  
 Width: 25  
**Air Conditioned:** No  
**Heated:** Yes  
**Cranes:** Number: 0  
 Cap Lrgst: 0 ton(s)  
**Truck Docks:** Dock Level: 6  
 Drive In: 1

**Year Built:** 1995  
**Last Expansion:**  
**Refrigerated Area:** No  
**USDA Approved:** No  
**Sprinklers:** No  
**Construction Material:** Reinforced Concrete Blk

**Parking Paved:** No  
**Number of cars:** 50  
**Zoning:** Light Industrial  
**Previous Use:**  
**Previous Use Desc:** Former lamp manufacturer



# BUILDING PROFILE

## Utilities

### Natural Gas

Provider: Russellville Utilities  
Status: Existing  
Size of Main: 6  
Main PSI: 175

### Electric

Provider: Russellville Utilities  
Status: Existing  
Amps: 400  
Phase: 3  
Voltage: 120/208

### Water

Provider: Russellville Utilities  
Status: Existing  
Size of Main: 12

### Telecommunications

Provider: AT&T  
Fiber Optics: No  
Redundancy: Yes  
xDSL Available: Yes

### Sewer

Provider: Russellville Utilities  
Status: Existing  
Size of Main: 8

## Price

### Base Rent(Annual):

**Sale Price:** \$595,000.00  
**Negotiable:**  
**Date Quoted:** 9/12/2013 12:00:00 AM  
**Price Comments:**

## Key Building Features:

## Building Comments:

Building ready to move into.

