



Description

7,500 SqFt speculative building located in New Market Tax Credit and Opportunity Zone districts

Sale / Lease

For Sale Yes
Sale Price \$625,000
Negotiable Yes

Building Details

Industrial Park McClellan Industrial Park
Municipality Anniston
Available SqFt 7,500
Total Building SqFt 7,500
Total SqFt 7,500
of Floors 1
Year Built 2021
Ceiling Height Min (ft) 24
of Drive In Doors 1

Property Details

Latitude 33.723752
Longitude -85.780456

Advantage Alabama

6 **Interstates** converge in Alabama

All **Communities** within 2 hours of a commercial airport

92 **Public-use** airports

5 **Class 1** railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

WIN with Alabama

For more information, please contact:

Don Hopper
 (256) 237 - 3536
 dhopper@calhouncountyedc.org

Economic Development Partnership of Alabama
 1320 1st Avenue South
 Birmingham, AL 35233
 Greg Blalock
 Project Director
 P 205.943.4700
 gblalock@edpa.org
 https://www.edpa.org

Zoning

Opportunity Yes
Building Industrial
New Market Tax Credit Yes

Interstate

Interstate I-20
To Interstate 15 Miles
Interstate #2 I-59
To Interstate #2 35 Miles

Highway

US Highway US 431
To US Highway 4 Miles
Four-Laned Yes

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AVAILABLE SPEC BUILDINGS BUILDING
MCCLELLAN GROUP BUILDING #3
189 SEATON DR
ANNISTON , CALHOUN COUNTY , ALABAMA , 36205



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