

AVAILABLE SPEC BUILDINGS BUILDING

MCCLELLAN SPECULATIVE BUILDING



Eglin Ave., Anniston, Calhoun, AL, 36205

Sale / Lease

For Sale: Yes
Sale Price: \$ 1,900,000.00 Total
For Lease: Yes
Lease Price: \$ 5.00 per sq.ft.

Pricing Information: Lease and sales price are negotiable based on job creation, capital investment, and length of lease's term.

Property Details

Latitude: 33.719110
Longitude: -85.777790
Total Square Footage: 30,000 sq. ft.
Available Square Footage: 30,000 sq. ft.
Available Office (sqft): 1,000
Building Expandable: Yes
Expandable to (sqft): 60,000 sq. ft.
Max. Contiguous Space: 29,000 sq. ft.
Total Acreage: 8 Acre(s)
Additional Acreage Available:

Description

Building Details

of Floors: 1
Multi-Tenant: No
Prior Use: New Construction
Sprinklered: No
Heated: Yes
Air Conditioning: No
Drive In Doors: 1
Eave Height Minimum: 30
Floor Thickness: 6"
of Cranes: 0

Zoning

Zoning: Light Industry

For more information, please contact:

Calhoun County Economic Development
Council
Don Hopper
(256) 237-3536
dhopper@calhouncountyedc.org

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

AVAILABLE SPEC BUILDINGS BUILDING

MCCLELLAN SPECULATIVE BUILDING



Eglin Ave., Anniston, Calhoun, AL, 36205

Interstate/Highway

Interstate: I-20
To Interstate (miles): 8 Mile(s)
Interstate #2: I-59
To Interstate #2 (miles): 34.00 Mile(s)
Highway: 21
To Highway (miles): 3.00 Mile(s)

Electric

Provider: Alabama Power Company

Natural Gas

Provider: Spire

Water

Provider: Anniston Water & Sewer

Telecommunications

Provider: M2 Connections
Fiber Available: Yes

Sewer

Provider: Anniston Water & Sewer

For more information, please contact:

**Calhoun County Economic Development
Council
Don Hopper
(256) 237-3536
dhopper@calhouncountyedc.org**

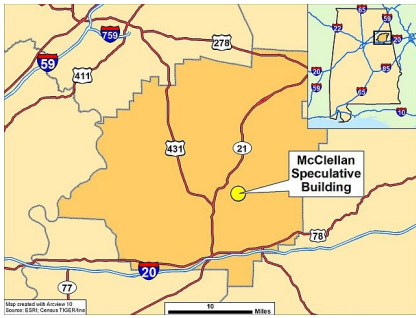
**Economic Development Partnership of
Alabama
1320 1st Avenue South
Birmingham, AL 35233
P 205.943.4700
gblalock@edpa.org
<https://www.edpa.org>**

AVAILABLE SPEC BUILDINGS BUILDING

MCCLELLAN SPECULATIVE BUILDING



Eglin Ave., Anniston, Calhoun, AL, 36205



For more information, please contact:

**Calhoun County Economic Development
Council
Don Hopper
(256) 237-3536
dhopper@calhouncountyedc.org**

**Economic Development Partnership of
Alabama
1320 1st Avenue South
Birmingham, AL 35233
P 205.943.4700
gblalock@edpa.org
<https://www.edpa.org>**