



FOR LEASE INDUSTRIAL WAREHOUSE

417 Ipsco Street - Decatur, Alabama

PRESENTED BY

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GATEWAY
COMMERCIAL BROKERAGE

INDUSTRIAL WAREHOUSE FOR LEASE

417 IPSCO STREET - DECATUR, AL



PROPERTY OVERVIEW

This fabulous property offering consists of a +/- 43,375 square foot building in three sections on +/- 4 acres with sewer. There is a +/- 4,575 square foot office area with 6 bathrooms, break room, and showers. The property is located in Morgan County with no zoning restrictions. Phase one of building was built in 1989 with an addition being added in 1996.

LEASE DETAILS	
BUILDING SIZE	+/- 43,375 SF
WAREHOUSE	+/- 38,800 SF
OFFICE	+/- 4,575 SF
LOT SIZE	+/- 350' W x +/- 500' L
SECTION 1	200'W x 100'L
SECTION 2	50'W x 175'L
SECTION 3	150'W x 85'L
LEASE PRICE	\$17,500 per month
LEASE TYPE	NNN
UTILITIES	Water, Sewer, Gas, 3 Phase Electric

For More Information, Please Contact:

Paula Prestwood
(256) 227.1524
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300 Market Street, Suite 3
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Decatur, AL 35601
www.GATEWAYCOMMERCIAL.com

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PROPERTY HIGHLIGHTS

- **4 grade level truck docks**
(two 20' x 20' electric doors on rails; two 10' x 10' doors)
- **3 dock height truck docks**
(wells with heavy duty dock levelers)
- **Roll-up doors: 3 - 10', 1 - 12', 3 - 20'**
- **Ceiling height of 24' at side walls and 28' at center**
- **6" thick slab**
- **3 phase, 1800 amps**
(two 600 amp boxes; two 300 amp boxes)
- **2 electric HVAC units**
(warehouse area is not heated or cooled)
- **2 - 30' x 60' sheds with 3 phase power**
(one containing a directional 1 ton crane)

OTHER AMENITIES

STANDING SEAM ROOM

HEAT DETECTORS, NO SPRINKLERS

AMPLE PARKING

WASH BOOTH

12' x 20' POWDER COATING BOOTH

10' x 20' SPRAY BOOTH

BY GLOBAL FINISHING SOLUTIONS

1 TRUCK SCALE: 200,000 CAPACITY

2 FLOOR SCALES: 20,000 CAPACITY

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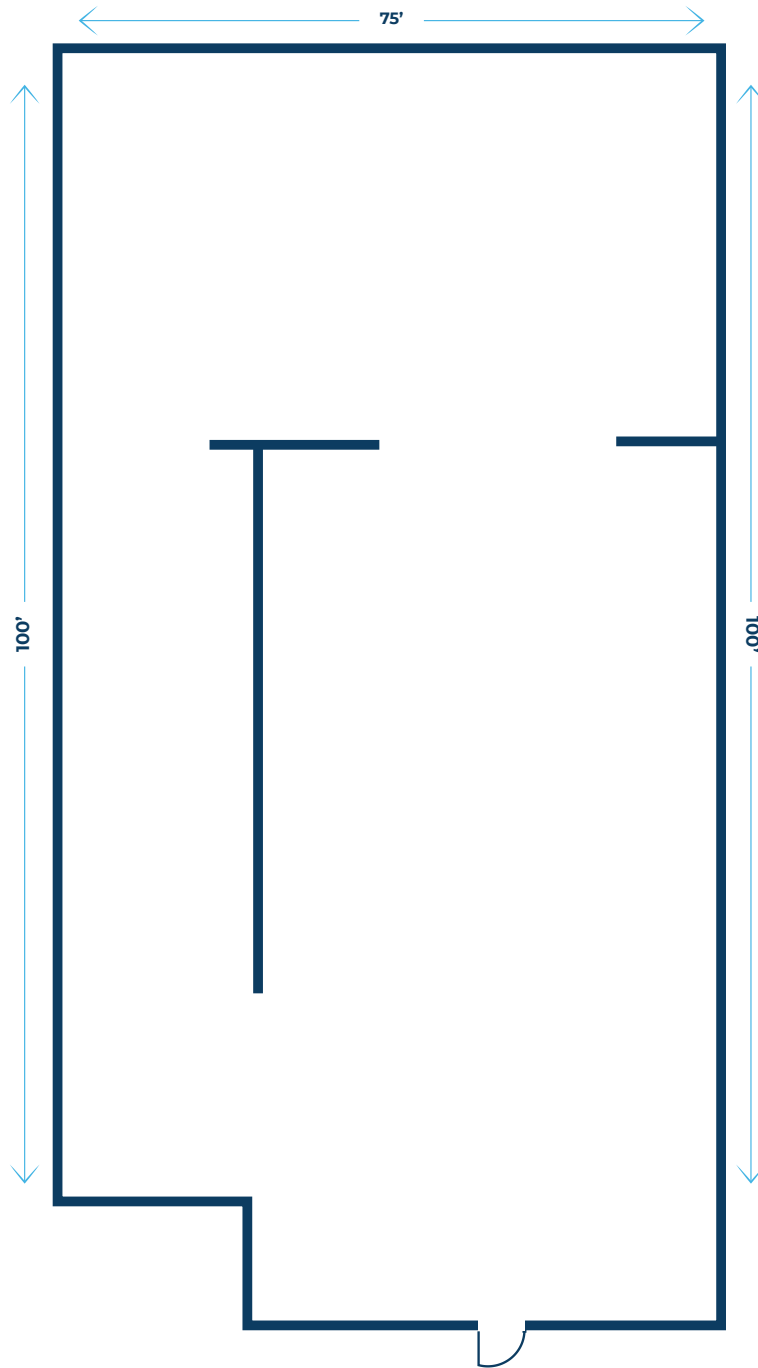
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INDUSTRIAL WAREHOUSE LAYOUT

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NOTE: ALL SQUARE FOOTAGES ARE APPROXIMATE AND TO SCALE.

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