



Southern Homes
158,300 Square Feet on 19 Acres
Double Springs, Alabama



BINSWANGER

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PRELIMINARY

SOUTHERN HOMES 455 ALABAMA HIGHWAY 33 DOUBLE SPRINGS, ALABAMA 35553

SIZE:	Approximately 158,300 square feet in three main production buildings, one storage building and the office add-on, broken out as follows: Plant 1 Building: 60,000 square feet Plant 2 Building: 50,000 square feet Frame Building: 27,500 square feet Office Building: 15,000 square feet (attached to Plant 2 Bldg) Storage Building: 5,000 square feet
NUMBER OF BUILDINGS:	Three single story industrial buildings
GROUND:	Approximately 19 acres
BUILDING DIMENSIONS:	Plant 1 Building: 200' x 300' Plant 2 Building: 100' x 500' Frame Building: 100' x 275'
CONSTRUCTION:	Floors: Reinforced concrete Walls: Insulated pre-engineered metal with some areas having plywood protective wainscoting Roof: Insulated metal roof deck Columns: Steel "I" beams
CONDITION OF PROPERTY:	Good
CEILING HEIGHTS:	Plant 1 Building: 16.5' at the eaves, 23' in the center Plant 2 Building: 12' at the eaves; 18.5' in the center Frame Building: 16' at the eaves; 21' in the center
COLUMN SPACING:	Plant 1 Building: Mainly 100' clear span Plant 2 Building: 24' x 50' Frame Building: 24' x 50'
POWER:	Supplied by Alabama Power Company
NATURAL GAS:	Supplied by Northwest Alabama Gas District

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WATER:	Supplied by City of Double Springs
SEWER:	Supplied by City of Double Springs
SPRINKLER SYSTEM:	All buildings except the Frame Building are sprinkled by wet system
LIGHTING:	Metal halide with skylights for additional natural lighting
OFFICE FACILITIES:	Approximately 15,800 square feet of one-story office building with central corridor and offices on each side. Features include a main reception area with secondary applicants' entrance and reception area, approximately 40 private offices, large conference room, two employee kitchen areas, large meeting room, and restrooms.
PARKING:	Abundant parking adjacent to all three buildings
HEATING:	Natural gas
AIR CONDITIONING:	Office area only
VENTILATION:	Wall-mounted exhaust fans in all buildings
TRUCK LOADING:	Drive-in doors serve all buildings on site
CRANES:	Light task cranes over the production floor in Plant 1
FENCING:	Site partially enclosed by an 8' chain link fence
FORMER USE:	Manufactured housing units
TRANSPORTATION:	Located approximately 26 miles from I-22, 70 miles from Birmingham International Airport.