



# OPP INDUSTRIAL PARK BUILDING AND SITE

OPP, ALABAMA



## KEY SITE FEATURES:

- Spec Building: 40,000 square feet (expandable) for lease or purchase
- EDPA Certified Advantage Site
- Build-to-suit and financing options available
- Located on US 331 and US 84, key north/south and east/west corridors
- Easily accessible for truck/trailer traffic
- Distance from Interstate 65: 70 miles
- Distance from Interstate 10: 45 miles
- Available acreage: 102.5



## FOR MORE INFORMATION:

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## OPP INDUSTRIAL PARK AND SPEC BUILDING



### BUILDING INFORMATION

**Street Address:** Hwy. 331 South, Opp, Alabama

**Within City Limits:** Yes

**Lat/Long:** 32.25237600 / -86.25054100

**Located in Industrial Park:** Yes

**Park Name:** Opp Industrial Park IV

**Space Available:** 40,000 sq. ft.

**Multi-tenant:** No

**Total Acres:** 10 (Additional Available)

**Building Expandable:** To 80,000 sq. ft.

**Year Built:** 2011

**Ceiling Height:** Eave: 24 ft      Max. 30 ft.

**Floor Thickness:** 6 in.

**Sewer:** City of Opp

**Bay Spacing Length:** 50 ft.

**Natural Gas:** Southeast Gas

Size of Main: 2 in.

Main PSI: 50

**Water:** City of Opp

**Sewer:** City of Opp

**Electric:** Opp Utilities

**Internet & Telecommunications:** CenturyLink

Fiber Optics: Yes

Redundancy: Yes

**Nearest Commercial Airport:** Dothan, AL (52 miles)

**Sale Price:** \$1,500,000 (negotiable)

**Lease Rate:** \$5,000 per month (negotiable)

### COVINGTON COUNTY QUICK FACTS



Regional workforce of **326,000** within 50 miles.



**Two community colleges** and six high schools.



**Two certified EDPA Advantage Sites.**



Cost of living is **14 percent** below national average.

### Targeted Industries:

Distribution/Logistics

Aerospace

Food Processing

Manufacturing

Automotive

Agribusiness