



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