



Economic Development  
Partnership of Alabama

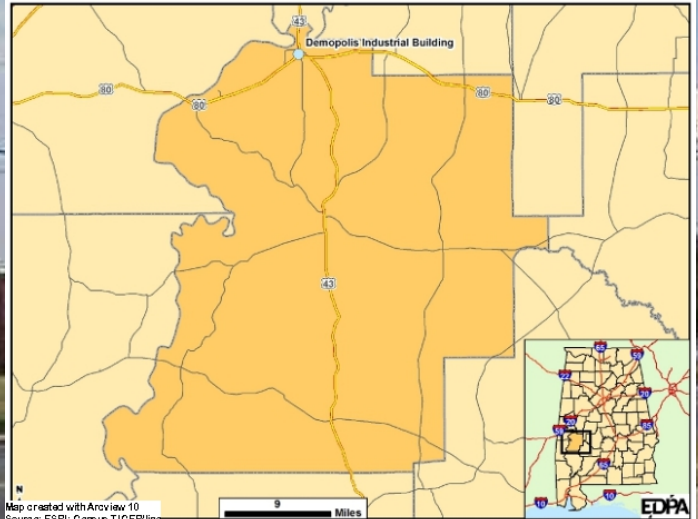
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# BUILDING PROFILE

## New Era Building

City: Demopolis

County: Marengo



### General Building Data

**Street Address:** 918 South Cedar Avenue  
**Nearest City:** Demopolis  
**Within City Limits:** Yes  
**Zip Code:** 36732  
**MSA:**  
**Latitude:** 32.50701600  
**Longitude:** -87.83592100  
**Loc. In Industrial Park:** No  
**Park Name:**  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** No  
**Within Renewal Community:** No  
**Within HubZone:**  
**Within New Market Tax Credit Area:** Yes

**Total Size:** 63,000 Sq. Ft.  
**Space Available:** 63,000 Sq. Ft.  
**Multi-tenant:** No  
**Number of Buildings:** 1  
**Number of Floors:** 1  
**Building Dimensions:**  
**Largest Production Area:** 59000.00  
**Building Expandable:**  
**Expandable To:**  
**Total Acreage:** 9.00  
**Additional Available:** Yes  
**Ceiling Height:** Eave: 15 ft  
 Max: 15 ft

**Floor Thickness:** 8  
**Bay Spacing:** Length: 10  
 Width: 10  
**Air Conditioned:** Yes  
**Heated:** Yes  
**Cranes:** Number: 0  
 Cap Lrgst: ton(s)  
 Under Hook:

**Truck Docks:** Drive In:

**Year Built:** 1950  
**Last Expansion:** 2000  
**Refrigerated Area:** No

**USDA Approved:**  
**Sprinklers:** Yes  
**Construction Material:** Primary: Brick  
 Secondary: Conc Blk

**Parking Paved:** Yes  
**Number of cars:** 260  
**Zoning:** Light Industry  
**Office Area:** 4,000 Sq. Ft.

**Previous Use:**  
**Previous Use Desc:** Textile Plant

### Transportation

#### Rail Service

**Provider:**  
**Track Status:** Not Specified  
**Provider 2:**  
**Track Status:** Not Specified

#### Waterway

**Provider:** Tennessee-Tombigbee Waterway  
**Dock Facility:** Port 1 to 5 miles

#### Nearest Commercial Air City

Meridian, MS  
 Mi. to Service: 55

#### Nearest Municipal Air City

Demopolis  
 Mi. to Service: 9

#### Highways

Type	Name	Mi. To Access	4 Lane?
Interstate	I-20	36.00	Yes
Interstate	I-59	36.00	Yes
Federal	43	0.00	No
Federal	80	1.00	Yes
State	69	6.00	No



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## Utilities

### Natural Gas

Provider: Spire  
Status: Existing  
Size of Main: 2.00000000  
Main PSI: 25.00000000

### Electric

Provider: Alabama Power Company  
Status: Existing  
Amps: 4000.00000000  
Phase: 3  
Voltage:

### Water

Provider: City of Demopolis  
Status: Existing  
Size of Main: 8

### Fiber/Telecom

Provider: AT&T  
Fiber Optics: Yes  
Redundancy: Yes  
xDSL Available: Yes

### Sewer

Provider: City of Demopolis  
Status: Existing  
Size of Main: 6

## Price

**Base Rent (Annual):** \$1.00  
per sq.ft.

**Sale Price:**

**Negotiable:** Yes  
**Date Quoted:** 3/27/2019 12:17:49 PM  
**Price Comments:** Rent price negotiable based upon job creation.

## Key Building Features

## Building Comments





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