RUSS RUSSELL
COMMERCIAL REAL ESTATE

2165 RESCUE ROAD
UNION GROVE
PROPERTY BRIEF

DESCRIPTION: **FOUR WAREHOUSE BUILDINGS.**
LOCATION: **FROM WHITESBURG BRIDGE GO SOUTH ON HIGHWAY 231 FOR 13 MILES, RIGHT ON RESCUE ROAD AND SUBJECT PROPERTY IS 2.6 MILES ON YOUR LEFT.**

BUILDING 1: **5,000 SQ.FT. (+/-)**
BUILDING 2: **12,250 SQ.FT. (+/-)**
BUILDING 3: **5,000 SQ.FT. (+/-)**
BUILDING 4: **15,000 SQ.FT. (+/-)**

ADDITIONAL INFORMATION ON BACK

LAND: **3.7 ACRES (+/-)**
ZONING: **MORGAN COUNTY**
LEASE PRICE: **$2.00 PER SQ.FT.**
SALE PRICE: **$655,000 BUT WILL CONSIDER SELLING INDIVIDUALLY.**

CONTACT: JAMES FLAT ◆ 256-536-7777(OFFICE) ◆ 256-655-4890 (CELL)

FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT:
RUSSRUSSELL.COM

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable

Ranger Russell
Madison County's First Named Real Estate Drone

Huntsville's First CCIM

Huntsville's First ALC

Huntsville's First CEA

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America's First and ONLY Real Estate Mascot

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2165 RESCUE ROAD

BUILDING 1
5,000 SQ.FT. (+/-)
BLOCK BUILDING WITH SHINGLE ROOF
CEILING HEIGHT 12’ (+/-)
400 AMP 3 PHASE 220 VOLT
HEATED AND COOLED

BUILDING 2
12,250 SQ.FT. (+/-)
PRE-FAB METAL BUILDING
CEILING HEIGHT 15’ IN THE 60’ X 100’ AREA (+/-)
CEILING HEIGHT 11’ IN THE 50 ‘ X 125’ AREA (+/-)
800 AMP 3 PHASE 220 VOLT
HEATED AND COOLED

BUILDING 3
5,000 SQ.FT. (+/-)
METAL BUILDING / WOOD FRAMING
CEILING HEIGHT 11’ IN FRONT OF BUILDING (+/-)
CEILING HEIGHT 16’ IN BACK OF BUILDING (+/-)
400 AMP 3 PHASE 220 VOLT
HEATED

BUILDING 4
15,000 SQ.FT. (+/-)
PRE-FAB METAL BUILDING
CEILING HEIGHT 20’ (+/-)
1200 AMP 3 PHASE 220 VOLT
HEATED AND COOLED