



# Tuscumbia Commercial Building/Land Investment

4.1 +/- Acres | Colbert County, AL | \$559,900



## ADDRESS

0 Spring Valley Rd,  
Tuscumbia, AL 35674

## LOCATION

Traveling east on Hwy 72, turn right on 3 Mile Lane past Loves Truck Stop. Go to the end of 3 Mile Lane, turn right at the light, cross the railroad tracks, and go approximately half a mile. The property is on the right.

## PROPERTY SUMMARY

This commercial building and land opportunity features approximately 10,000 sqft warehouse, approximately 4000 sqft of office space, and bunk rooms along with a guard house. The warehouse contains four ceiling cranes: 10-ton, 5-ton, and 2 one-ton cranes. There are 4 large rollup doors, one unloading dock for inside and one for outside as well. The attached office building features a greeting space, office spaces, 4 bunk rooms/offices, 2 large conference rooms, a kitchen, and 3 bathrooms, one with a tile shower. There is a room for filing or storage as well. Outside the facility, there is approximately 20,000 sqft of concrete pad. There is over 500 ft of road frontage with easy access to the building and yard. Additional acreage that adjoins the property is available as well, approximately 32 acres. Great opportunity for a start-up business with room to grow. Call Dale Jeffreys at National Land Realty for a private showing.

[nationalland.com/listing/tuscumbia-commercial-buildingland-investment](http://nationalland.com/listing/tuscumbia-commercial-buildingland-investment)



National Land Realty  
2809 8th Street  
Tuscaloosa, AL 35401  
[NationalLand.com](http://NationalLand.com)



Dale Jeffreys  
Office: 256-408-5193  
Cell: 256-810-4353  
Fax: 205-343-2144  
[Djeffreys@nationalland.com](mailto:Djeffreys@nationalland.com)

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