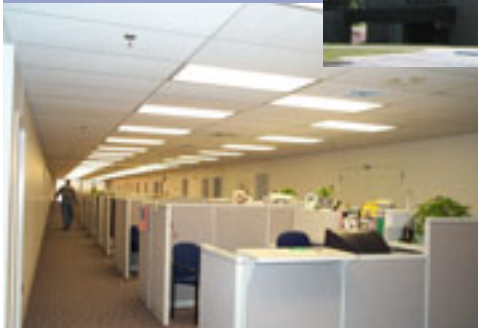


# **AVAILABLE** **CEB OFFICE BUILDING**

Muscle Shoals, Alabama



*Located on the 3,000 acre TVA Federal Reservation adjacent to the Tennessee River and situated in a campus setting with well-maintained grounds and walking trails.*

## **Building Information**

- 43,500 Square Feet, 5 floors
- Ceiling Height: 8 feet
- Utilities: Water, Sewer, Electric (3-phase)

## **Additional Services Available** *(negotiable rates)*

- Operations & Maintenance Services
- Tenant Improvement Allowance
- Office Furniture/Partitions

## **Terms**

- \$5.00 - \$7.00 per Square Foot – Net Expenses
- Full Service Rates Available

*For further information contact:*

**Greg Hadden, CCIM**  
**Facilities Management**  
**423.751.8305**  
**Cell 423.313.3559**  
**[gchadden@tva.gov](mailto:gchadden@tva.gov)**

# Facility Details

## Location Information

In City Limits	No
MSA	Florence
Multiple Tenants possible	Yes
Spec/Shell Building	No
Acres/Additional Acres	Situated on a 3,000 acre Federal reservation

## Building/Structure

Ceiling Ht. Center	8 feet
Floor Thickness	6 inches
Air Conditioned	Yes
Sprinkler System	Yes
Built	1980
Exterior	Brick
Interior	Drywall
Roof	Built up 3 ply
Fire Rating	3
Dock High Doors	1 small dock
Drive-In Doors	None
Overhead Cranes	None
Parking Spaces	Adequate
Primary Lighting	T-8 Fluorescent
Dimensions	179' x 54' (5 flrs)

## Access

Closest Interstate	I-65
Distance	45 miles
Miles to Hwy	U.S. 72
Distance	1 mile
Rail Service	Norfolk Southern
Distance	On site
Closest Airport(s)	NW AL Regional & Huntsville Int'l
Distance	2 miles & 57 miles
Barge Site	No
Nearest Port	Florence-Lauderdale
Distance	4 miles

## Utilities

Electricity	Muscle Shoals Electric Board
Service	480 Volts, 200 amp., 3 Phase
Water	TVA
Service	4-inch
Wastewater	TVA
Natural Gas	None
Telecom	TVA
Service	Fiber Optics