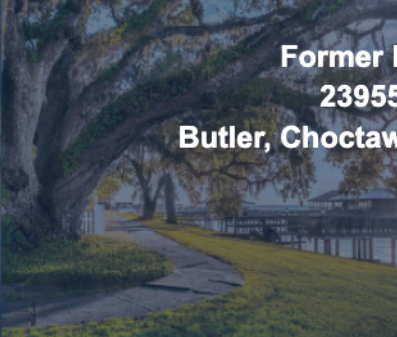
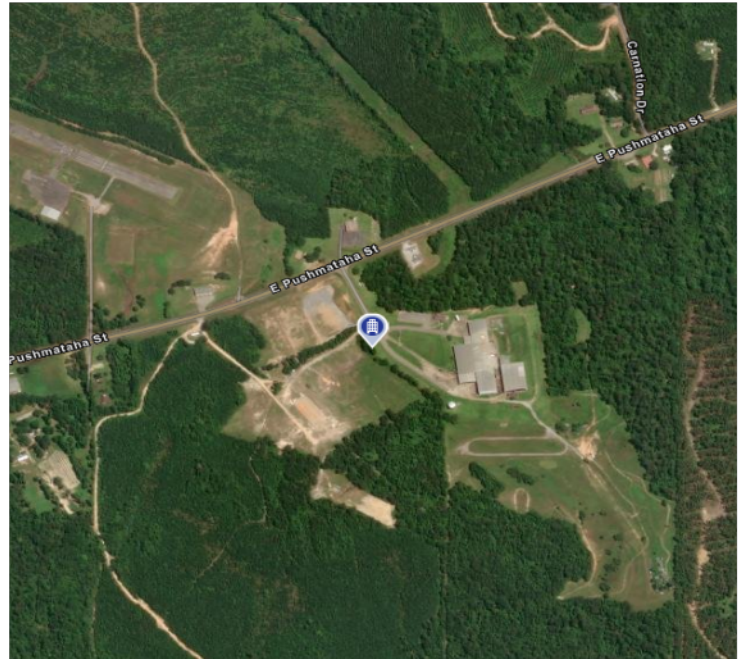




Former Roofing Products Facility
23955 East Pushmataha Street
Butler, Choctaw County, Alabama, 36904



Economic Development Contact

P.O. Box 180
Butler, Alabama 36904

Dee Ann Campbell

Choctaw County Chamber of Commerce and Community
Development Foundation

E: choctawchamber@tds.net

P: (205) 459 - 3459

M: (205) 604 - 9849

Location

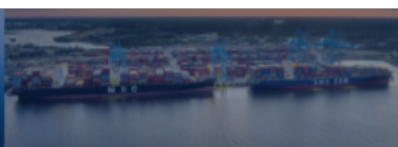
- **Property Name:** Former Roofing Products Facility
- **Property Type:** Building
- **Property SubType:** Industrial
- **Property Address:** 23955 East Pushmataha Street
- **Property City:** Butler
- **Property State:** Alabama
- **Property County:** Choctaw County
- **Property Zip Code:** 36904
- **Latitude:** 32.114367
- **Longitude:** -88.11790099

Sale / Lease

- **For Lease:** Yes
- **For Sale:** Yes
- **Sale Price:** \$6,000,000
- **Pricing Information:** Price is negotiable
- **Negotiable:** Yes

Building

- **Min. Available (sqFt):** 20,000
- **Available (sqFt):** 90,000
- **Total (sqFt):** 90,000
- **Total Building (sqft):** 90,000
- **Total Floor Area (sqft):** 90,000
- **Manufacturing (sqft):** 88,800 feet
- **Divisible:** Yes
- **Max. Building Size (sqft):** 90,000
- **Contiguous:** Yes
- **Contiguous Space:** Yes
- **Ceiling Height (ft):** 26
- **Year Built:** 2004
- **Ownership:** Private
- **Condition:** Good
- **# of Buildings:** 3
- **Air Conditioning:** Yes
- **Parking Paved:** Yes
- **Parking Type:** Surface
- **Current Use:** Vacant
- **Prior Use:** Former TAMKO Roofing Products Manufacturing
- **# of Drive in Docks:** 2
- **# of Dock Doors:** 2
- **# of Loading Docks:** 4
- **# of Truck Docks:** 4
- **# of Tailgate Docks:** 4
- **Building Acres/Coverage:** 10
- **Sprinklered:** Yes





Former Roofing Products Facility
23955 East Pushmataha Street
Butler, Choctaw County, Alabama, 36904

Site

- **Available (acres):** 120
- **Total (acres):** 120
- **Contiguous (acres):** 120
- **Additional Acres:** Yes
- **North:** Undeveloped Land
- **South:** Transportation
- **East:** Undeveloped Land
- **West:** Light Industrial
- **Surrounding Land Use:** Timberland

Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **Building Zoning:** Industrial/ Commercial
- **Enterprise Zone:** Yes
- **New Market Tax Credit:** Yes

Electric

- **Electric Provider:** Black Warrior EMC
- **Electric Distance to #2:** Not Specified

Water

- **Water On-Site:** Yes
- **Water Distance:** Existing Connection
- **Water Size of Main (inches):** 6

Gas

- **Natural Gas Provider Type:** South Alabama Gas
- **Natural Gas On-Site:** Yes
- **Natural Gas Distance to Provider:** Existing Connection
- **Natural Gas Line Size (inches):** 4
- **Natural Gas Connected:** Yes

Telecommunication

- **Telecom Provider:** Pinebelt Communications
- **Distance to Telecom (ft):** Adjacent
- **DSL Available:** Yes
- **Fiber Available:** Yes

Airport

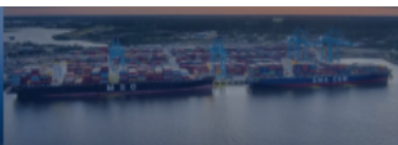
- **Distance to Nearest International Airport:** 127 Miles
- **Nearest Domestic Airport:** Choctaw Municipal Airport
- **Distance Nearest Domestic Airport:** 0.1 Miles
- **Airport Access:** Yes

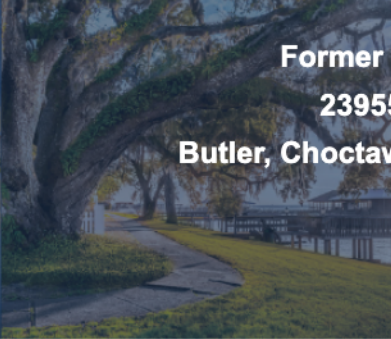
Interstate / Highway

- **Distance to Nearest Interstate Exit:** 39 Miles
- **Interstate #1:** I-20/59
- **Distance to Interstate #1:** 30 Miles
- **Distance to US Highway #1:** 43 Miles
- **US Highway #1 Four-Laned:** Yes
- **US Highway #2:** 84
- **Distance to US Highway #2:** 35 Miles
- **US Highway #2 Four-Laned:** Yes
- **US Highway #3:** 45
- **Distance to US Highway #3:** 35 Miles
- **US Highway #3 Four-Laned:** Yes
- **Distance to Highway Linkage 4 Lane:** 30 Miles

Property Detail Link: [View Details](#)

Property Detail QR Code





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