



FOR SALE

Manufacturing / Distribution Facility

7155 State Highway 13

Haleyville, Marion County, AL 35565

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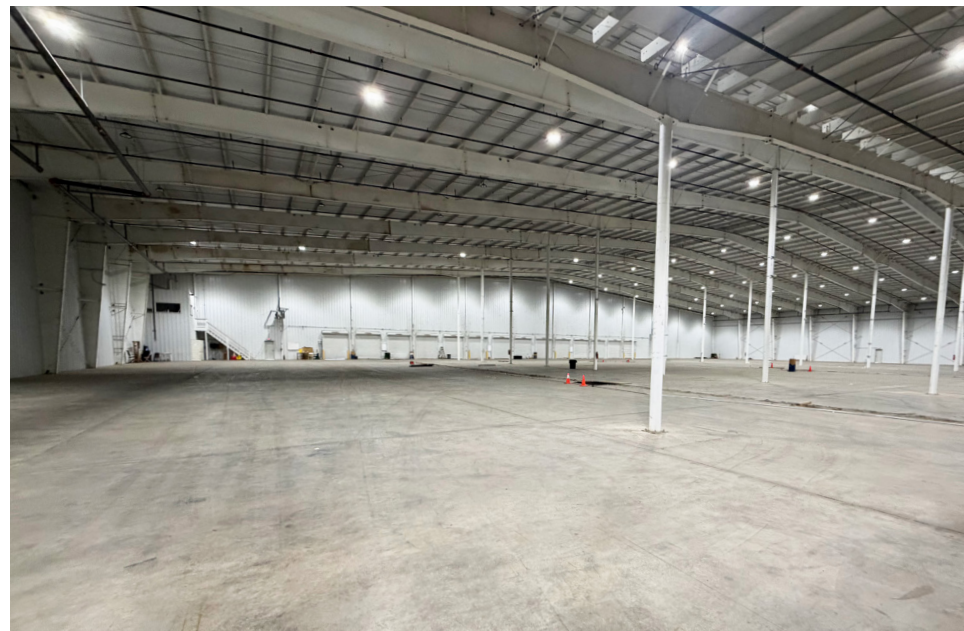
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880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955

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Property Overview

Address	7155 State Highway 13 Haleyville, Marion County, AL 35565
Gross Building Area	Office: 5,500 SF Warehouse: 270,000 SF Total: 275,500 SF
Land Area	17.21 acres (additional 7 acres available)
Zoning	Unincorporated Marion County
Number of Buildings	2
Clear Height	Up to 30'
Year Built / Renovated	1980 / 2024
Loading Doors	Dock Height: 17 Drive-In: 5
Power Capacity	4,200 amps / 480 Volt power (3 switchgear)
Fire Suppression	Hydraulic System - Wet Valve
Roof	New roof as of 2023
Lighting	Much of facility improved with LED lighting
Equipment for Purchase Separately	• 5,000 gallon tank (for dried compressed air) • 2 air compressors: 150 & 125 HP • Air dryer • Industrial dust collection system (70,000 CFM)



Sale Price:
\$7,500,000



Location

Aerial Parcel Map



84

MILES | 1 HR 35 MINS
HUNTSVILLE

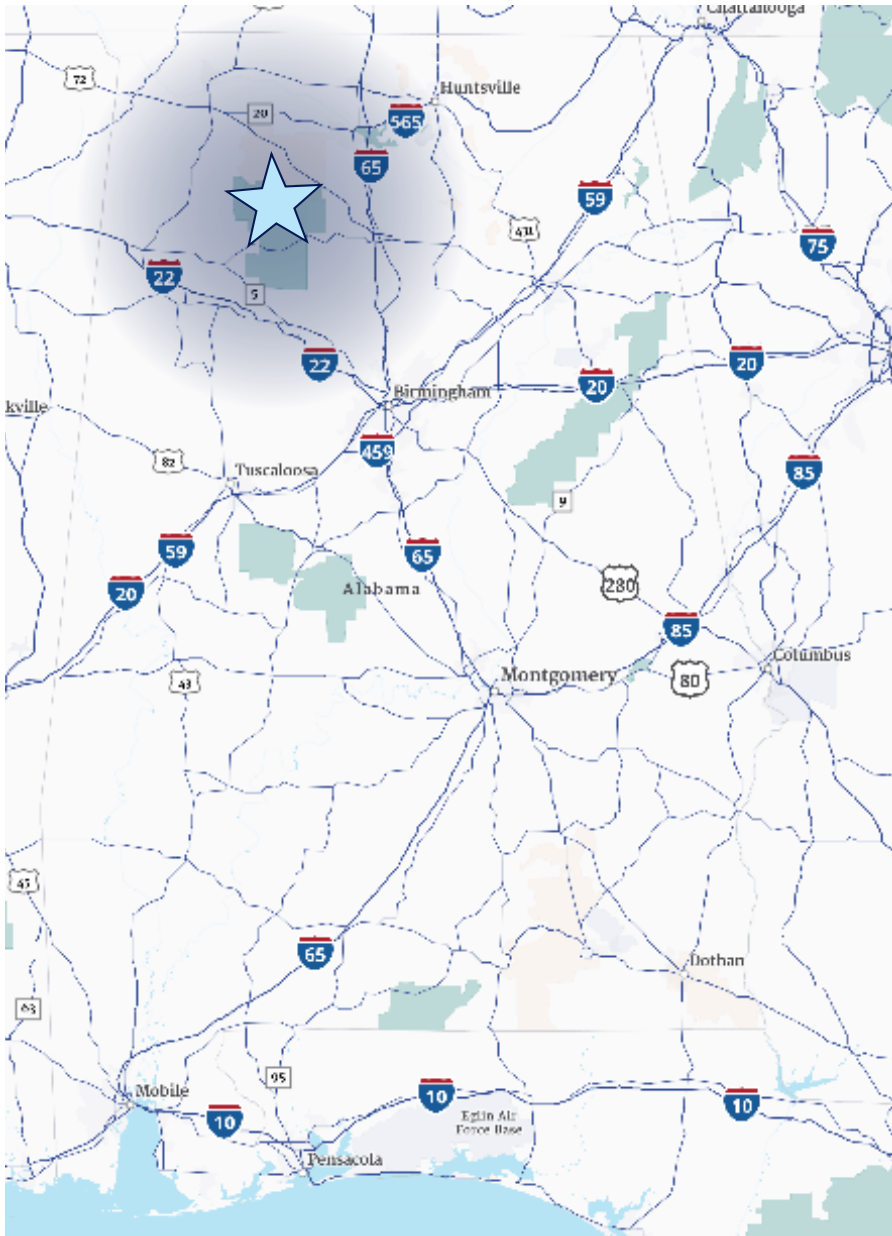
87

MILES | 1 HR 20 MINS
BIRMINGHAM

180

MILES | 2 HR 50 MINS
MEMPHIS

Area Advantage



Strategic Southeast Location – Positioned along I-22 with connectivity to I-20, providing efficient access to Memphis, Birmingham, Atlanta, and major consumer markets.

Multimodal Infrastructure – Nearby interstate, rail-served sites, and proximity to the Tennessee-Tombigbee Waterway support manufacturing and distribution operations.

Established Industrial Workforce – Over 30% of the regional workforce employed in manufacturing, with deep experience across key industrial sectors.

Proven Industry Base – Strong presence in advanced manufacturing, automotive suppliers, metal fabrication, food processing, and logistics.

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