

## Property: 14717 Friend Road, Athens, AL 35611

Multi-Purpose Commercial Building 14717 Friend Road, Athens, AL 35611 Property Description  
This custom-built manufacturing / industrial building features split face block masonry and steel construction. The warehouse space has one 10x10 overhead door and another 10x10 overhead door with loading dock. There are two offices, reception area, and break room in the front portion of the building. **Building has 5000 sq. ft.** with 1,700 sq. ft. of office space and 3,300 sq. ft. of warehouse / manufacturing space with separate HVAC systems. A new metal roof was installed in 2011. **The barn is 2,231 sq. ft.** and features an upstairs living area. All this sits on approximately 10 acres.

### Building Facts

Year Built: 2003	Heat Source: 4 Central Units Elec.
Construction / Siding: Masonry & Steel	Air Conditioning: 4 Central Units Elec.
Roof Material: Metal / Wood Trusses	Electrical Voltage / Phase: 240 / 3 Phase
Building Size SF: 5,000	Electrical Amps: 400
Office Space SF: 1,700	Parking Type / Spaces: Asphalt / 30 +/-
Clear Height: 11'-4"	Overhead Doors: 2 – 10'x10'
Floor: Concrete	Loading Doors: 1 dock
Lighting: Fluorescent	Internet Access: Charter Broadband

### Barn Facts

Year Built: 2003  
Roof Material: Metal  
SF: 2,230

**Building Points:**

- Warehouse area of main building is 66' x 50' with 11'-4" ceilings. The ceiling tile in the warehouse area is water resistant coated ceiling tile.
- Finished / office area includes approximately 1,700 sq. ft. and consists of three private offices, conference room, three restrooms (one with a shower), full kitchen, computer room, other storage rooms and closets.
- There is a 7' x 14" concrete safe room that currently has a washer and dryer hookup along with a mop sink.
- There are multiple access points including a main front entrance and other side and rear entrances to the building.
- There are two 10' x 10' overhead doors one of which is on a loading dock.
- There is an enclosed compressor room in the warehouse area with an exterior exhaust fan. This room would be ideal for food and supply storage. It is located near the loading dock door.
- There is a room located in the warehouse area that is 13' x 14' and would make an ideal room for surgery, exam, etc. It can be isolated from the warehouse area.
- The building features many exterior windows which provides natural light.
- The warehouse area has extensive fluorescent lighting overhead.
- There is a 400 AMP, 3-Phase electrical service to the building.
- There are four HVAC units each of which is a split unit type system and are all both cooling and heat. The heat source is electric on the central units.
- 10 acres with room for outdoor dog kennels in several areas on the property. The grade of the land is suitable for drainage, etc.

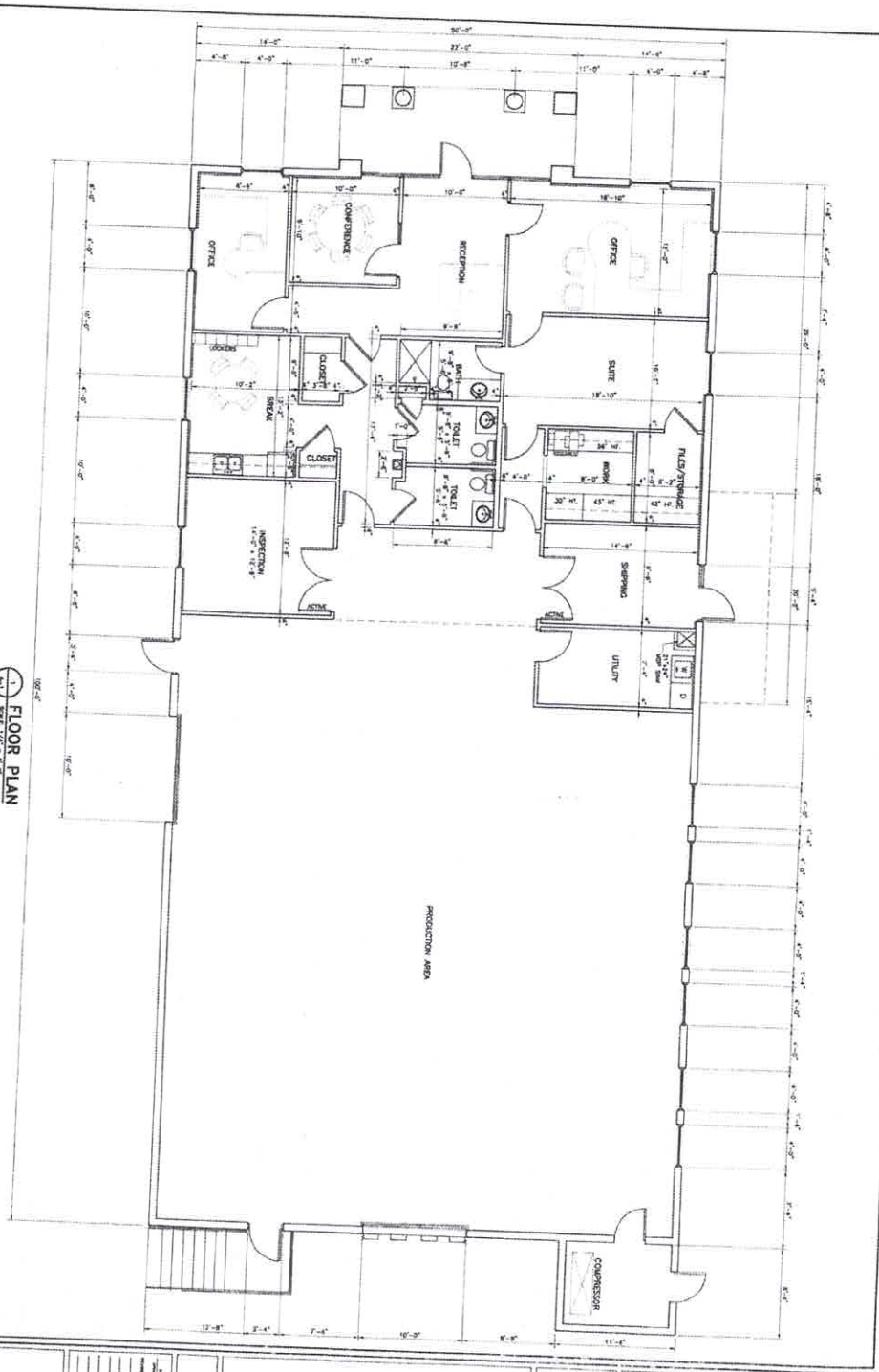
**Barn Points:**

- This building offers an area that can serve as separate quarters for animals that need to be separated.
- The barn has concrete floors other than in the stalls. There is also water, power, and phone service in the barn.
- The barn has three horse stalls, wash down drain, and sink.
- There are living quarters with a  $\frac{3}{4}$  bath and a kitchenette upstairs.

**Land Features:**

- The site consists of 10 +/- acres. Mostly level with a gentle slope away from the road.
- Mostly clear with some wooded area.
- Partial fencing in front of the barn.

**FLOOR PLAN**  
SCALE 1/8" = 1'-0"



SHEET NUMBER <b>A-1</b> 3	DATE 02/21/15	PROJECT <b>A BUILDING FOR NUANGEL</b>	ARCHITECT <b>SKT ARCHITECTS, PC</b> AMERICAN INSTITUTE OF ARCHITECTS	SEAL REGISTERED ARCHITECT STATE OF TEXAS NO. 12345

