

Former Scottsboro Aluminum Plant

SCOTTSBORO, ALABAMA 35769

1762 Goosepond Drive
Scottsboro, AL 35769

[View the Property Website](#)



ATLANTA

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nrmk.com

NEWMARK

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AVAILABLE

SCOTTSBORO, ALABAMA

FACILITY OVERVIEW

Address:	1762 Goosepond Drive, Scottsboro, AL 35769
Building Size:	<ul style="list-style-type: none">+/-1,110,000 SF+/- 18,000 SF Office
Lot Size:	96.29 acres
Parcel No.:	34-06-24-0-000-001.000
Date of Construction:	1969
Construction:	<p>Floors: Concrete slab of various thickness. Sub-floors, utility chases, and tank containment pits.</p> <p>Walls: 10" concrete block wall skirt with metal clad walls above the wall skirt.</p> <p>Column Spacing: Varies, some clear span.</p> <p>Ceiling: Precast concrete rafters and exposed concrete ceiling panels with 40' + eave heights.</p> <p>Roof: Concrete roof at main sections of the property and Steel frame/metal clad sawtooth design.</p>
Condition of Property:	Capital improvements will be required before taking occupancy.
Paved Parking:	<ul style="list-style-type: none">200 car parking/spaces lot.+/- 2-acre asphalt parking.+/- 1.5 miles asphalt drive road around the property.+/- 3-acre asphalt Truck docking parking area.
Expansion:	660 additional acres surrounding property can also be acquired.
Sprinkler System:	100% Wet system.

Doors/Bays:	<ul style="list-style-type: none">Six (6) bay doors, warehouse under +/- 420,000 SF (40%) of total building area.Six (6) 100' bays with 25' column spacing – concrete slab floor, with pre-cast concrete structural columns.Eleven (11) Recessed truck wells and doors.
Crane – Bays:	<ul style="list-style-type: none">10-ton cranes in 5 bays.100' clear span - +/- 2,000' in length.Eave height of +/- 50'.A 150' ton crane with 25-ton auxiliary crane.
Zoning Classification:	Heavy Industrial.
Last Use:	Manufacturing and distribution.
Security:	Perimeter security fence.
Possession:	Immediate post repair work.
Ceiling Heights:	40' – 50'
Power:	Major power access can be restored. Working with TVA to restore 10 MW -15 MW. Electrical substation from TVA (on property) was dismantled. Major power access (200MW+) can be restored.
Utilities:	<p>Water: Supplied by Scottsboro-WSG. 12-inch water main on Highway 79:</p> <ul style="list-style-type: none">The 8-inch line to the building will require an inspection to assess its condition and will likely need reconstruction.There is a 2-million-gallon city-owned water tank that provides loop hydrant fire protection with a 16-inch line, which reduces to a 10-inch line surrounding the building. <p>Sewer: There is an on-site package plant that is no longer operational. The city has two sewer pump stations in the area, and a sewer line to the facility will be required, but it is feasible.</p> <p>Natural Gas: Supplied by Marshall County Gas. There is a 15-inch above-ground gas line to the building.</p>

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Heat:	Gas fired units.
Rail:	Norfolk Southern Rail (4 Spurs into property and 2 tracks into buildings).
Transportation:	Located 41 miles east of Huntsville, AL, and I-565, on Interstate quality four-lane US Highway 72, the Port of Huntsville is 50 miles west.
Property Rights:	Property has River Rights access to the Tennessee River. Loading Barge Area Nearby.



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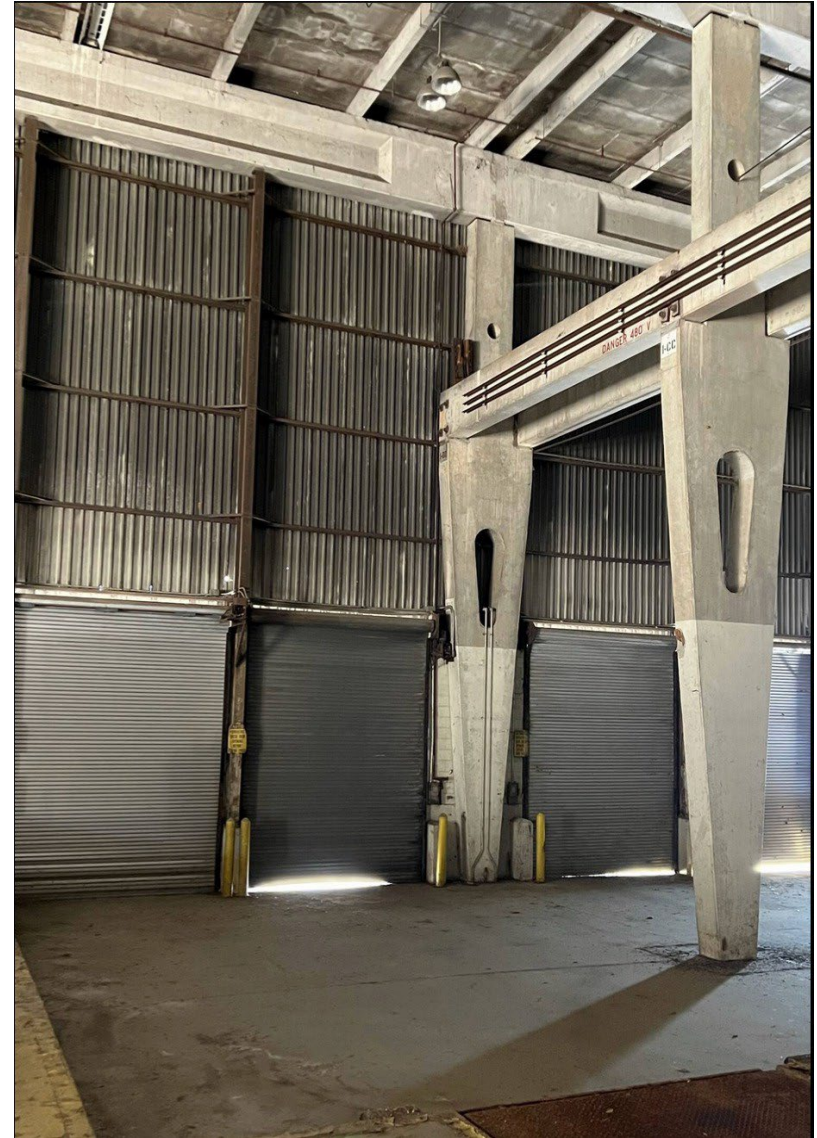
FACILITY PHOTOS



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SCOTTSBORO, ALABAMA

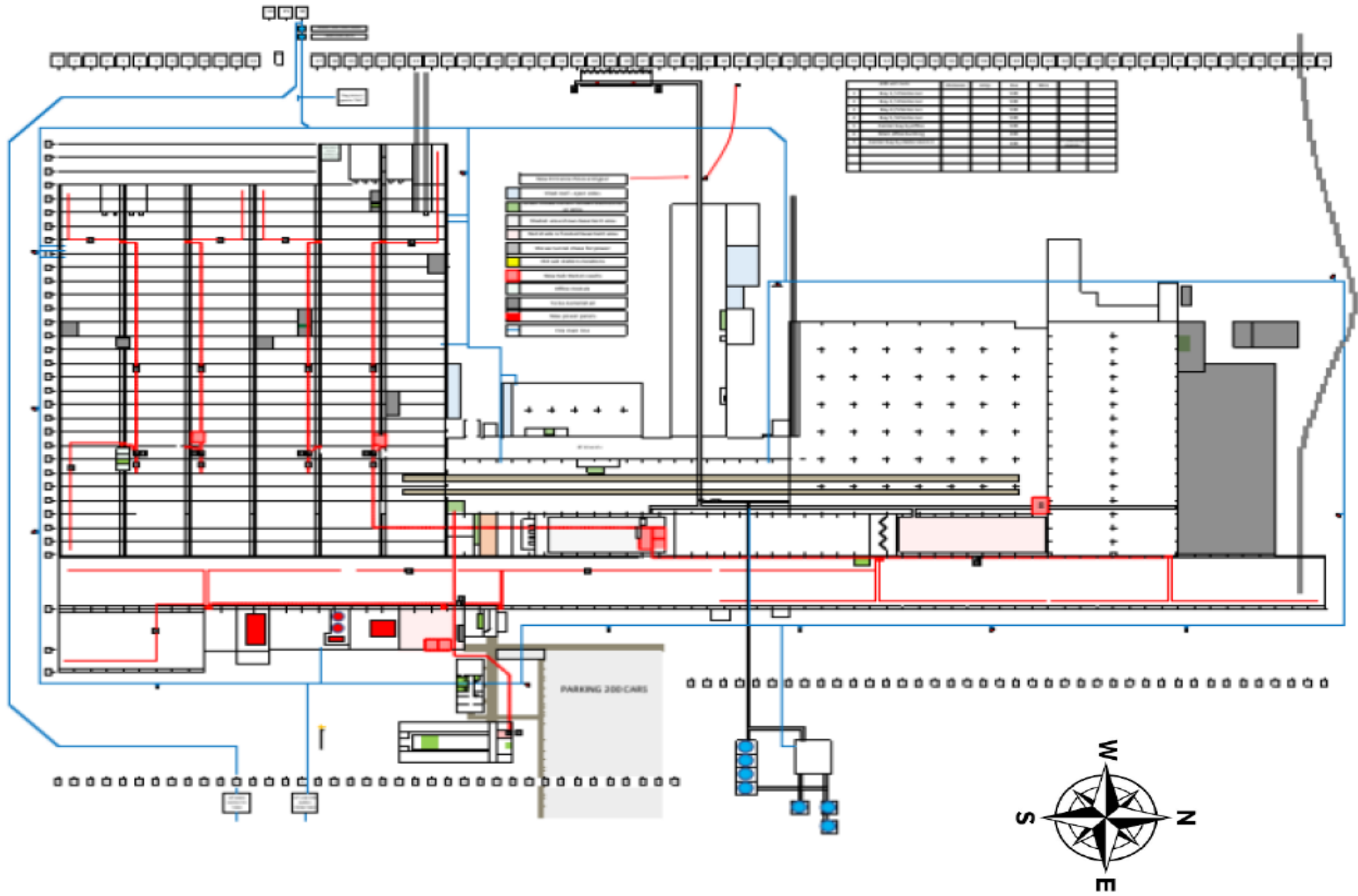
FACILITY PHOTOS



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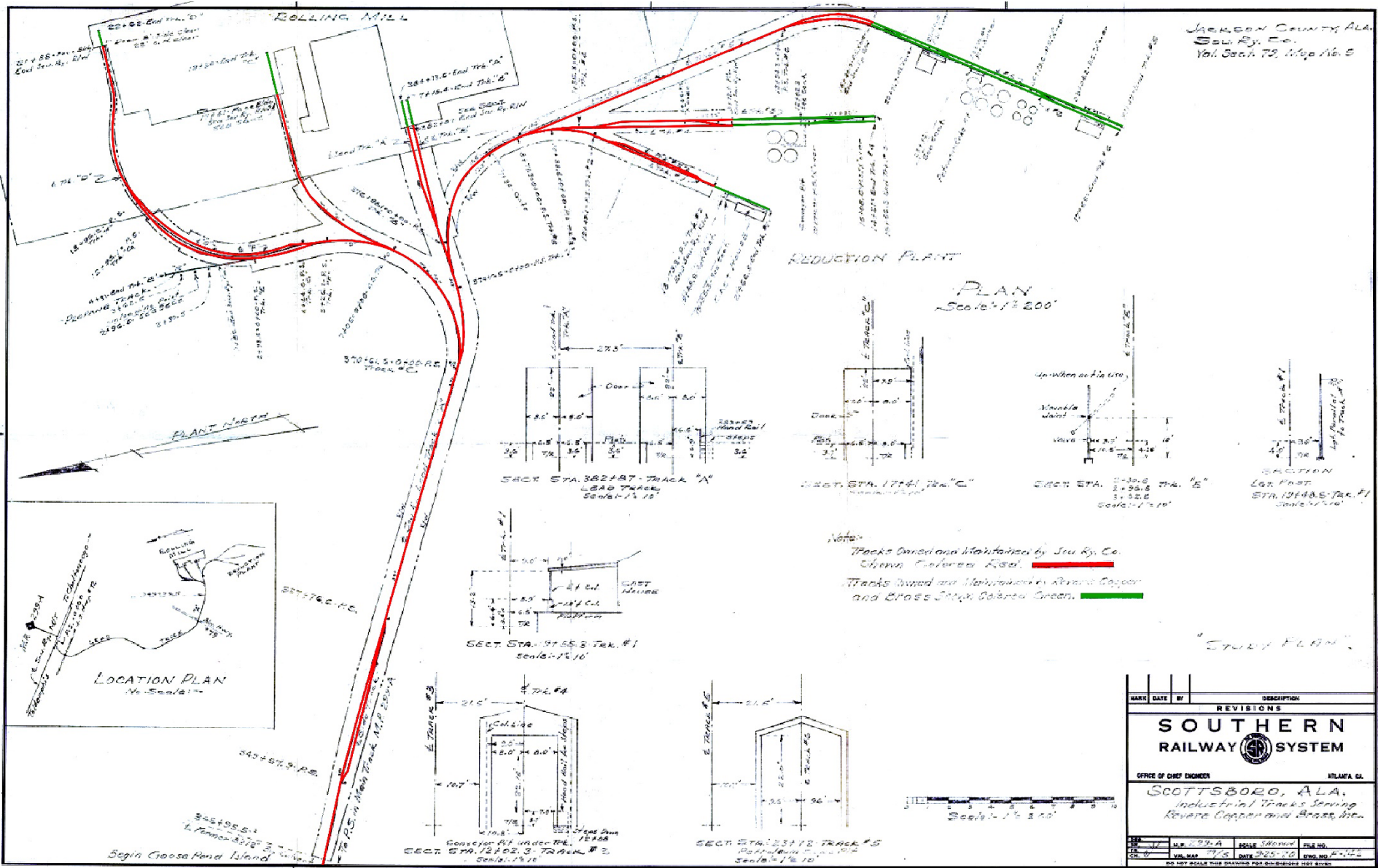
FLOOR PLAN



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RAIL LAYOUT



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AERIAL



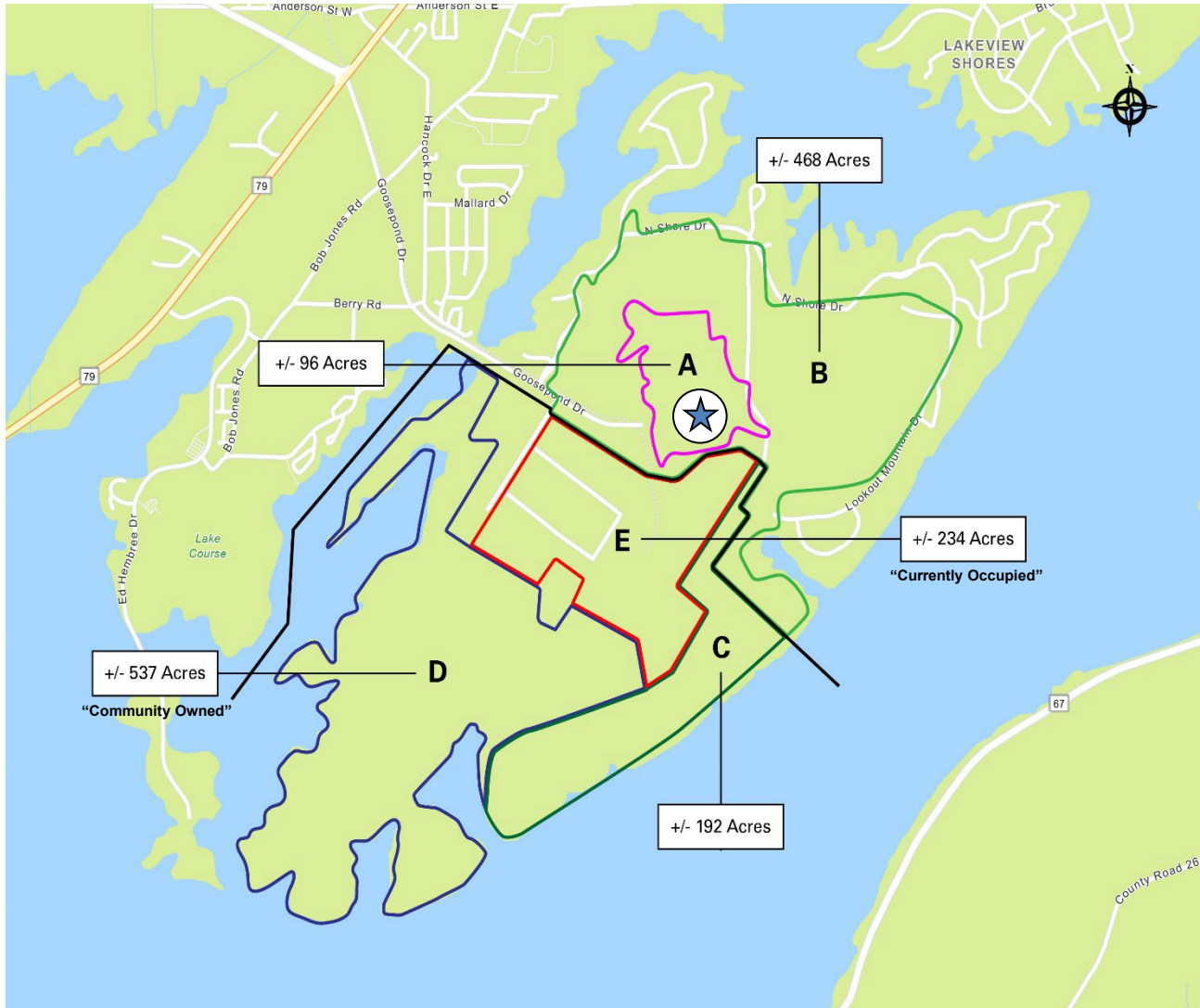
Major companies in the area:

Coca-Cola Bottling Company	Lozier
Dollar General	Manpower
Door Dash	Mohawk Industries
Encompass Health	Rheem Manufacturing
Fastenal	Sherwin-Williams
Fresenius Medical Care	Taylor Manufacturing
L&L Lumber Company	WIS International

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PARCEL MAP



Parcel A is the subject property totaling 96 acres.

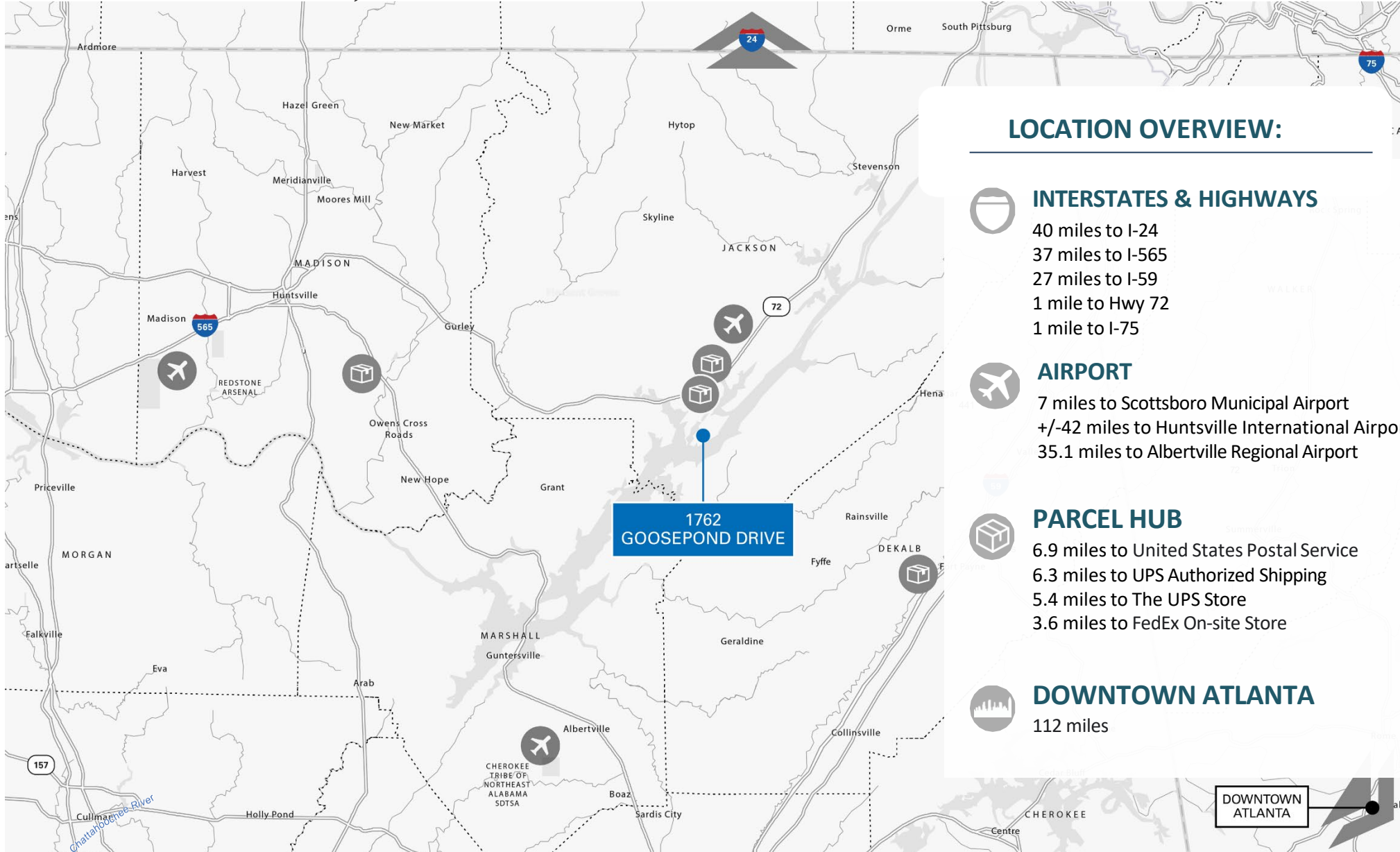
Parcels B and C total 660 acres and are also available for sale.

537 acres of raw land owned by the municipality (**Parcel D**) could also potentially be available for certain projects.

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LOCAL MAP



LOCATION OVERVIEW:



INTERSTATES & HIGHWAYS

- 40 miles to I-24
- 37 miles to I-565
- 27 miles to I-59
- 1 mile to Hwy 72
- 1 mile to I-75



AIRPORT

- 7 miles to Scottsboro Municipal Airport
- +/-42 miles to Huntsville International Airport
- 35.1 miles to Albertville Regional Airport



PARCEL HUB

- 6.9 miles to United States Postal Service
- 6.3 miles to UPS Authorized Shipping
- 5.4 miles to The UPS Store
- 3.6 miles to FedEx On-site Store

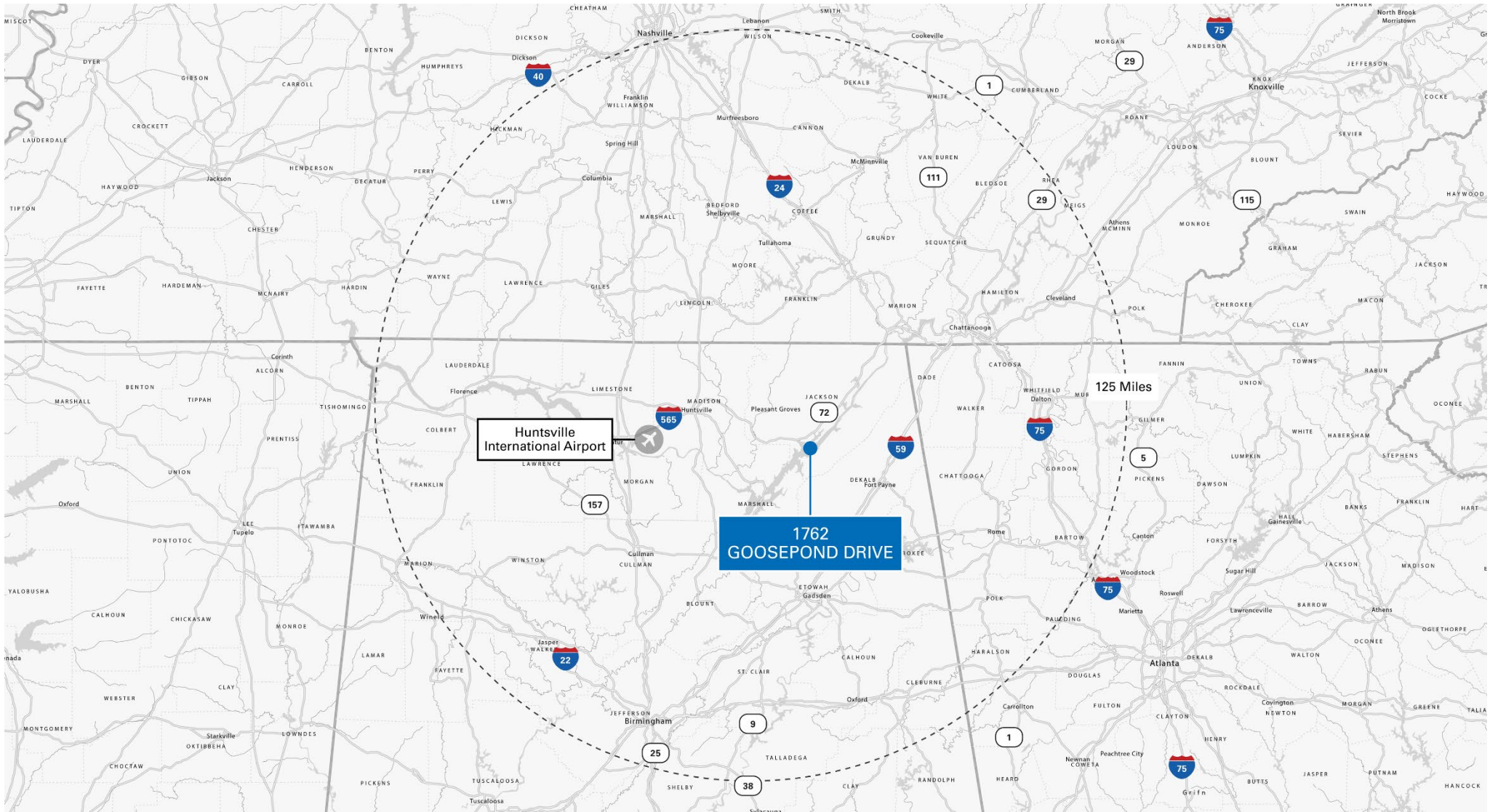


DOWNTOWN ATLANTA

112 miles

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REGIONAL MAP



ABOUT NEWMARK

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At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

\$2.5B
annual revenues*

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professionals

~170
office locations

~1.7T
Transaction volume
2022 + 2023

*Includes Newmark and independently owned offices.

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Emirates

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