

# PORT ALABAMA INDUSTRIAL CENTER

Loxley, Alabama



## Class A Industrial Space | +/- 12 MM SF

Phase 1 | Delivering Q3 2025

### Location

- 20 minute drive to:
  - Port of Mobile
  - Airbus HQ
  - BFM Mobile International Airport
- 30 minutes to Pensacola, FL
- Convenient access to I-10

### Advantages and amenities

- Class A new construction
- Abundant trailer parking
- Access to I-10

### Property specifications

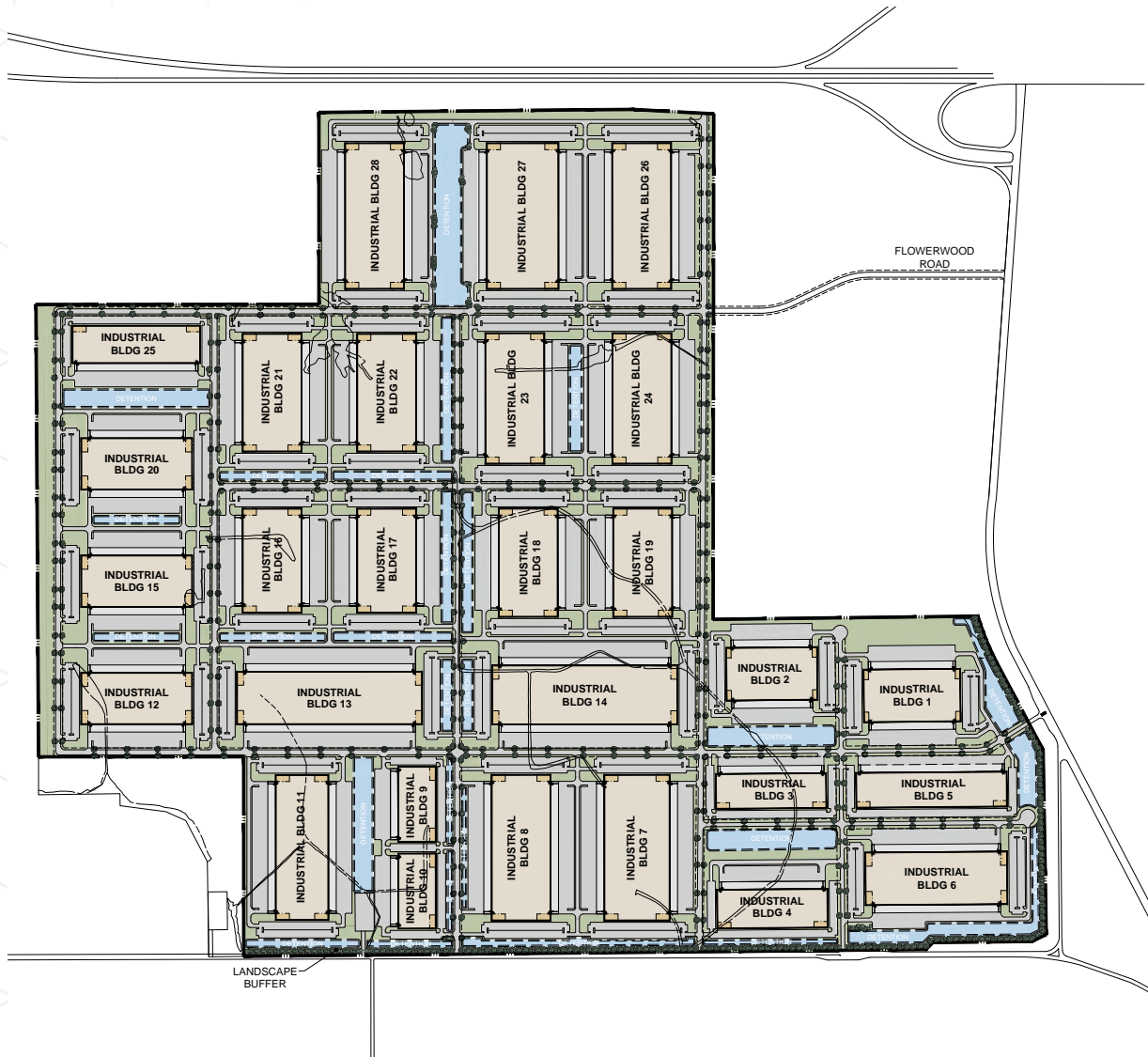
- 32' - 60' clear height
- Easy Access to I-10
- High visibility from Hwy 59 and I-10
- Will sub-divide

### Scan for drone footage



# PORT ALABAMA INDUSTRIAL CENTER site plan

Conceptual overall site plan



Additional building description +/- 12 MM sf planned development

## Building area

Building 1	322,560 SF
Building 2	303,240 SF
Building 3	245,280 SF
Building 4	271,560 SF
Building 5	334,320 SF
Building 6	472,080 SF
Building 7	600,600 SF
Building 8	542,850 SF
Building 9	179,100 SF
Building 10	179,100 SF
Building 11	486,450 SF
Building 12	360,800 SF
Building 13	615,720 SF
Building 14	689,020 SF
Building 15	360,800 SF
Building 16	387,750 SF
Building 17	387,750 SF
Building 18	403,730 SF
Building 19	403,730 SF
Building 20	360,800 SF
Building 21	438,510 SF
Building 22	438,510 SF
Building 23	486,450 SF
Building 24	486,450 SF
Building 25	303,600 SF
Building 26	542,580 SF
Building 27	658,350 SF
Building 28	542,850 SF

**Coverage:**

**11,804,540 SF**



Class A Industrial space for lease





# Phase 1 Building 1

Delivering Q3 2025



## Property specifications:

- +/- 300,000 SF
- Office SF - BTS
- Cross-dock
- 36' clear height
- Easy access to I-10
- Visibility from Hwy 59
- Will sub-divide

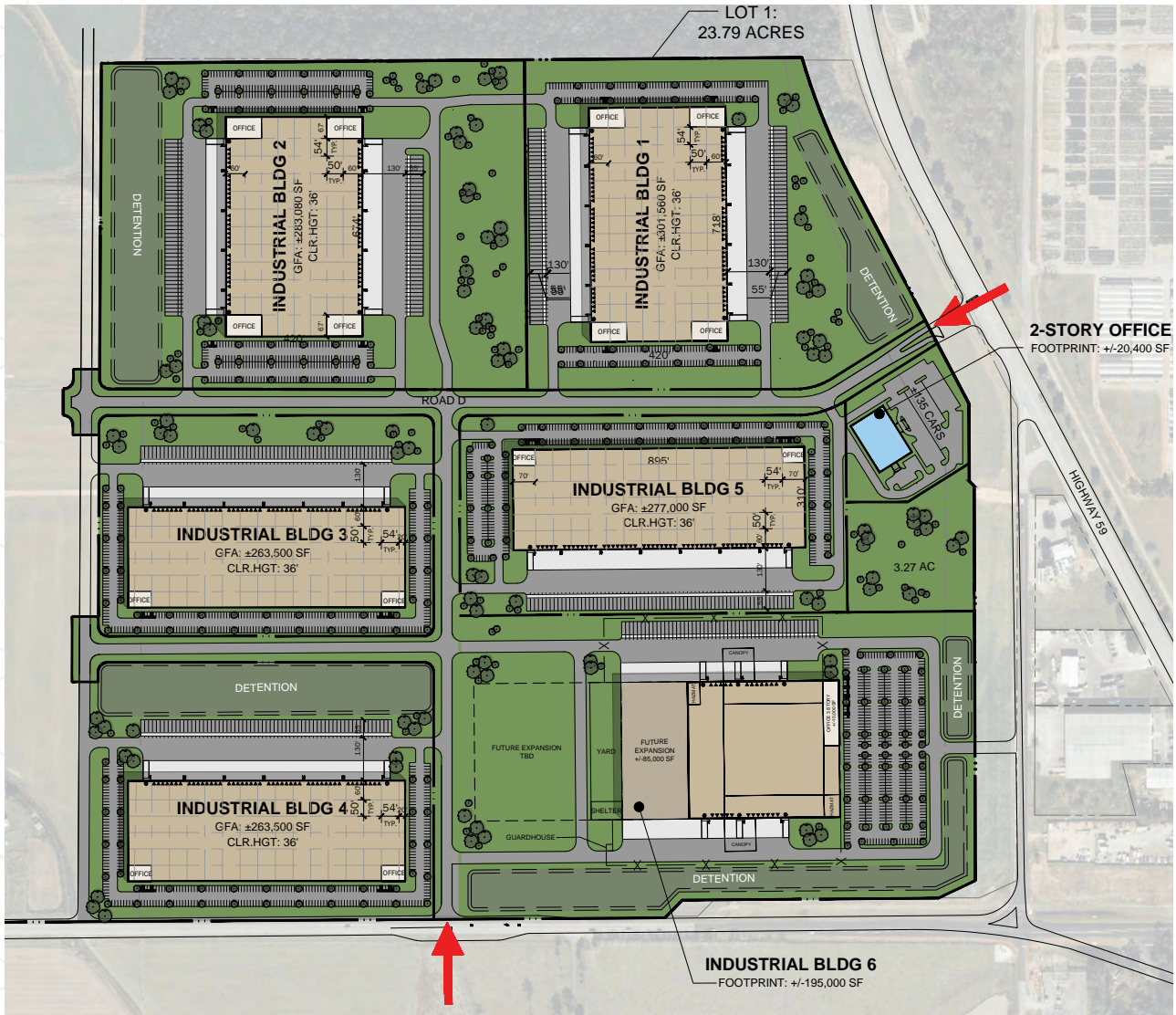


**Class A Industrial space - +/- 300,000 SF**

36' clear height

# Phase 1 Site Layout

## Class A Industrial spaces for lease



PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE 1 AREA:	153.07 AC	<b>ZONING:</b>	M-2 <sup>1</sup>
GROSS:	6,667,787 SF	MAX. F.A.R.:	TBD
DETECTION:	@ 9%	MAX. IMPERVIOUS AREA:	80%
R.O.W.:	637,899 SF	MAX. COVERAGE:	TBD
NET:	125.04 AC	MAX. BLDG. HT.:	45 FT
	5,446,821 SF		
<b>BUILDING AREA:</b>	<b>OFFICE</b>	<b>FOOTPRINT:</b>	
BUILDING 1	9,600 SF	270,000 SF	
BUILDING 2	15,204 SF	304,080 SF	
BUILDING 3	13,175 SF	263,500 SF	
BUILDING 4	13,175 SF	263,500 SF	
BUILDING 5	13,850 SF	277,000 SF	
BUILDING 6	30,000 SF	195,000 SF	
2-STORY OFFICE	20,400 SF		
TOTAL:	95,004 SF	1,593,480 SF	
<b>BUILDING USE:</b>			
WAREHOUSE		1,498,476 SF	
OFFICE	5%	95,004 SF	
<b>COVERAGE:</b>			
GROSS:		24%	
NET:		29%	
<b>BUILDING 1</b>			
6 DOCK-HIGH DOORS		42	
GRADE-LEVEL DOORS		2	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	260 STALLS	
OFFICE	1/200 SF	48 STALLS	
TOTAL		308 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		358 STALLS	
TRAILER:			
<b>BUILDING 2</b>			
6 DOCK-HIGH DOORS		76	
GRADE-LEVEL DOORS		4	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	289 STALLS	
OFFICE	1/200 SF	76 STALLS	
TOTAL		365 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		400 STALLS	
TRAILER:		@1.32/1000 SF	
<b>BUILDING 3</b>			
6 DOCK-HIGH DOORS		46	
GRADE-LEVEL DOORS		2	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	250 STALLS	
OFFICE	1/200 SF	66 STALLS	
TOTAL		316 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		320 STALLS	
TRAILER:		@1.21/1000 SF	
<b>BUILDING 4</b>			
6 DOCK-HIGH DOORS		46	
GRADE-LEVEL DOORS		2	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	250 STALLS	
OFFICE	1/200 SF	66 STALLS	
TOTAL		316 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		320 STALLS	
TRAILER:		@1.21/1000 SF	
<b>BUILDING 5</b>			
6 DOCK-HIGH DOORS		49	
GRADE-LEVEL DOORS		2	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	263 STALLS	
OFFICE	1/200 SF	69 STALLS	
TOTAL		332 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		380 STALLS	
TRAILER:		@1.37/1000 SF	
<b>BUILDING 6</b>			
6 DOCK-HIGH DOORS		24	
GRADE-LEVEL DOORS		6	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/1000 SF	165 STALLS	
OFFICE	1/200 SF	150 STALLS	
TOTAL		315 STALLS	
<b>PARKING PROVIDED:</b>			
REQ. ACCESSIBLE		405 STALLS	
TRAILER:		@2.08/1000 SF	
<b>2-STORY OFFICE</b>			
TRAILER:		9 STALLS	
PARKING PROVIDED:		50 STALLS	
REQ. ACCESSIBLE		135 STALLS	
		@3.31/1000 SF	
		5 STALLS	

- NOTES:**
- The majority of the site is within Valdwin county except for a portion of the northern parcel along Interstate 10 which is Levey; that portion is zoned B-1A. Site to be annexed into Baldwin County and rezoned to M-2.
  - No minimum except where abutting a residential district, in which case there shall be a minimum yard of 30 feet abutting the residential district. The required yards shall be increased by one foot for each foot of building height in excess of 35-feet.
  - General Industrial uses (M-2) and Transportation, Communication and Utility uses when adjacent to any Business District (B-1, B-2, B-3 and B-4) shall require a minimum buffer of 50 feet.
  - To be determined by city.

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

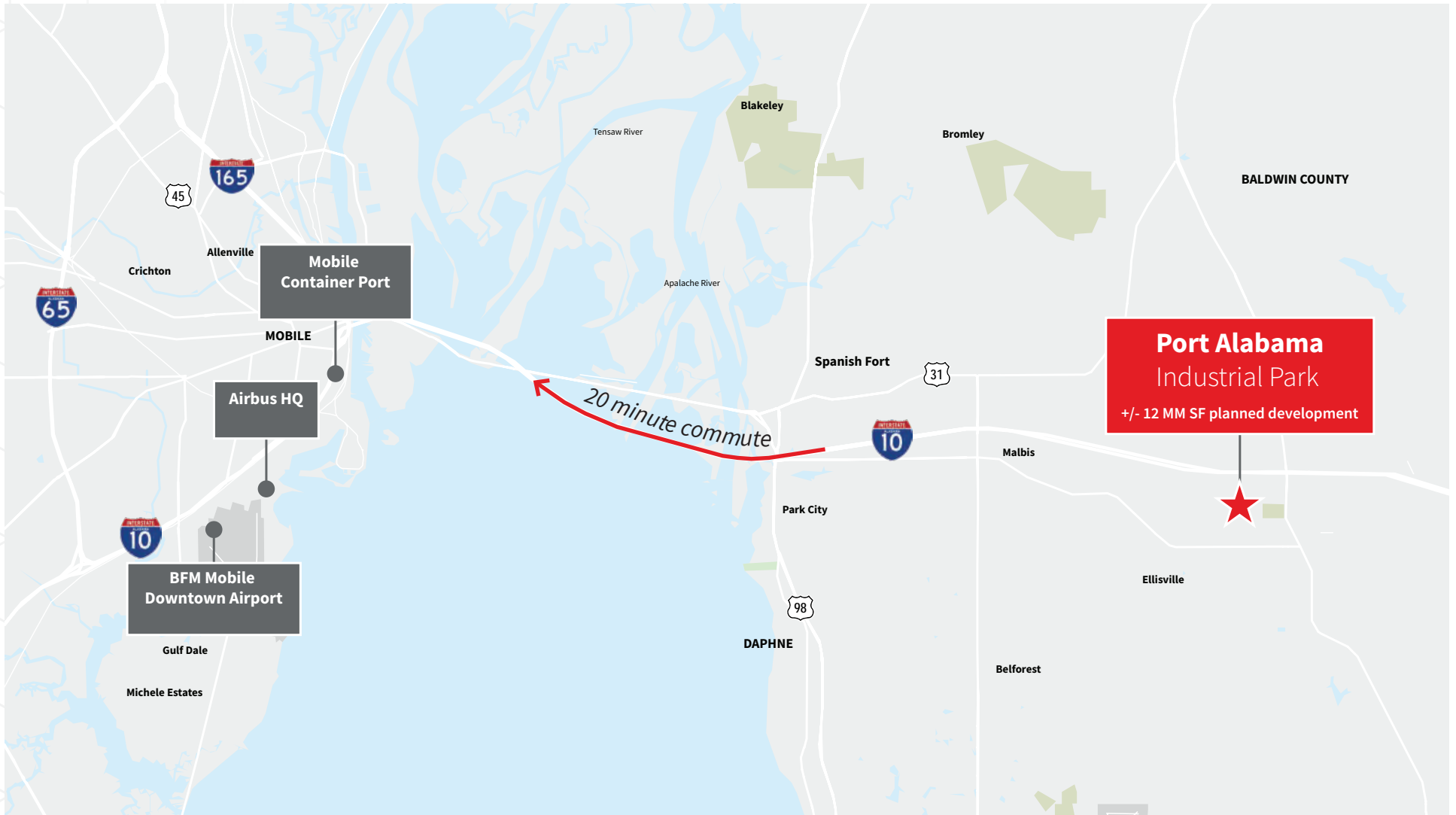
Stormwater Management Design: PROVIDED WHERE POSSIBLE-VERIFY WITH CIVIL

Boundary Source: CIVIL CAD FILE

Class A Industrial space +/- 2 MM sf

# Convenient access

Class A Industrial space



**Convenient access to I-10 - Mobile rapidly growing distribution corridor**

Connects Jacksonville, FL to Santa Monica,

# Why Baldwin County

Baldwin County remains Alabama's leader for total annual population growth, adding over 7,000 new residents in 2022. Almost all of Baldwin County's net population growth is a result of immigration from new residents moving into the county.

Baldwin County's job growth rate has been in-line with the overall population growth rate, since 2015. Considering the large number of retirees that are moving into the area and the overall labor force participation rate, job creation has ultimately outpaced the workforce growth during this time period, providing new opportunities for employment for Baldwin County residents.

As Baldwin County continues to diversify and grow its industry base, many of the county's residents will be able to find local opportunities for employment that are currently only available in other markets. While this trend will not be universally applicable across all industry sectors, it will greatly contribute to the sustainability of Baldwin County's workforce growth in the coming years and ease the barriers of entry for new business and industry.

Baldwin County's prime-age labor force participation is significantly higher than the Alabama average, meaning that more working-aged Baldwin County residents are participating in the workforce than across most of Alabama. The overall labor force participation rate trails the state and national average, which is likely a result of the retired population that lives in Baldwin County.

Ranked **#3** in the U.S. for job growth

Source: Bureau of Labor Statistics

Ranked top **6%** of 3,110 counties for net migration

Source: StatsAmerica

**Fastest** growing county in Alabama

Source: Census Bureau

**7th** Fastest-growing metro area in the U.S.

Source: Census Bureau

**8 million** visitors each year

Source: Alabama Tourism Industry

**Alabama's leader** in talent attraction

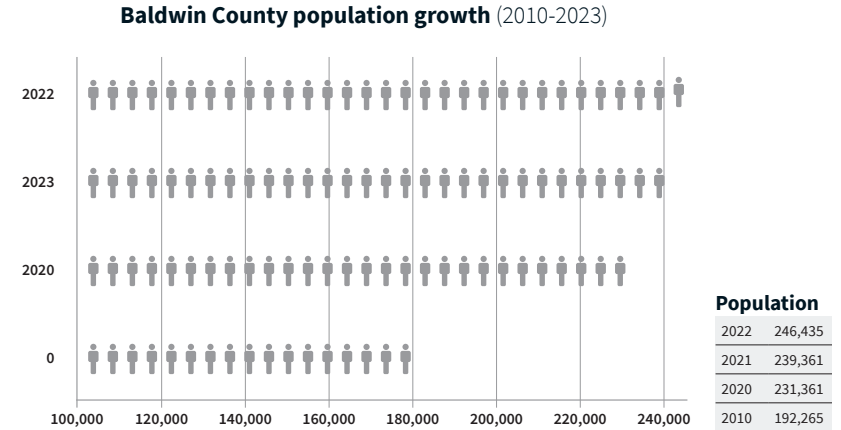
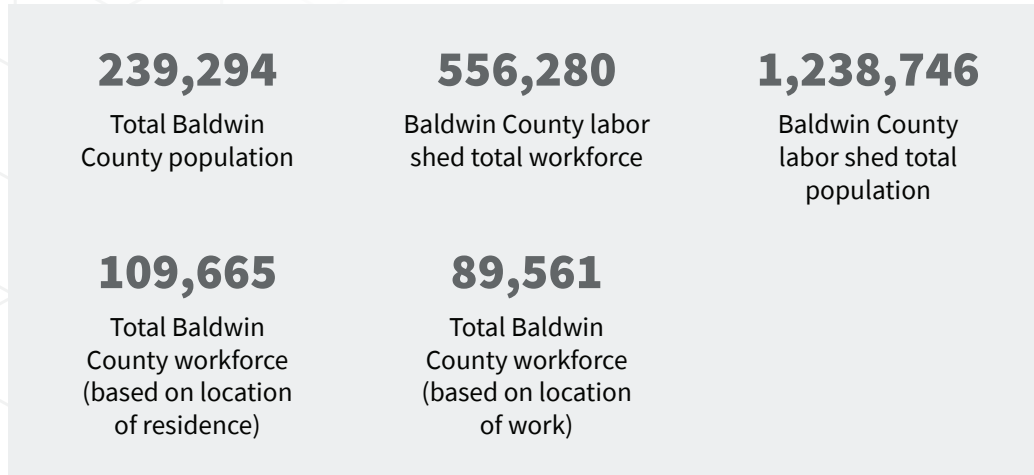
Source: Lightcast



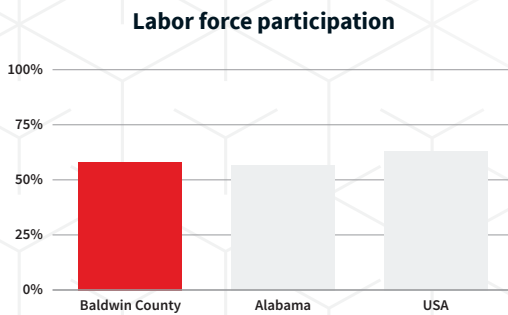
# Baldwin County workforce

Class A +/- 12 MM SF planned development

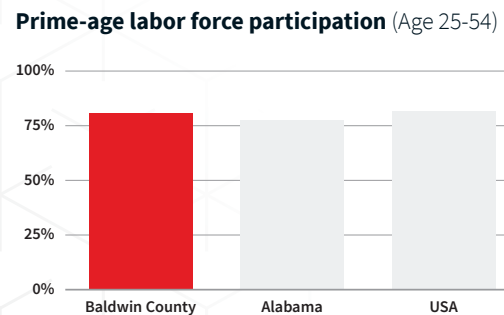
## Labor participation



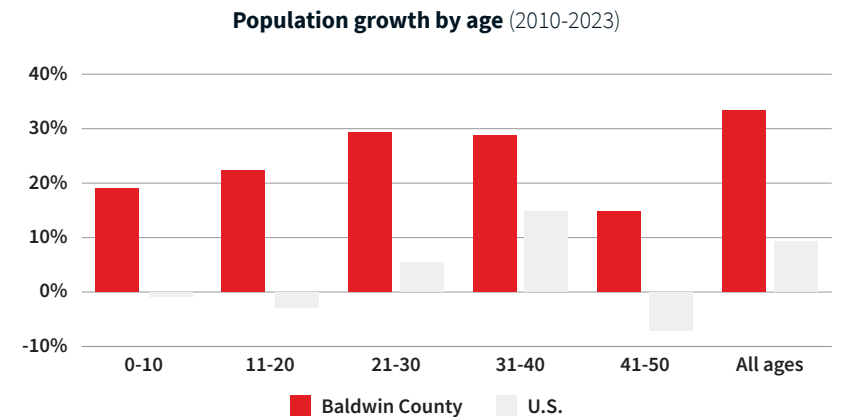
Source: U.S. census bureau



Source: JobsEQ



Source: JobsEQ



Source: JobsEQ

## 7th fastest growing metro area in the U.S.

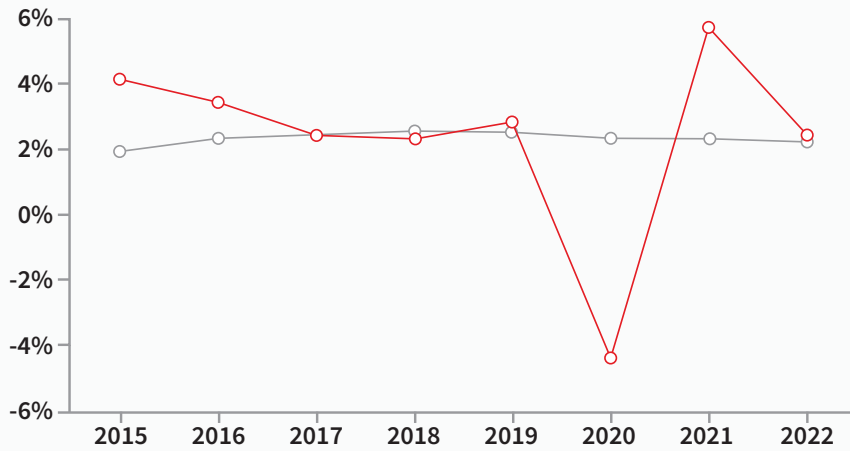
More working-aged Baldwin County residents are participating in the workforce than across most of Alabama



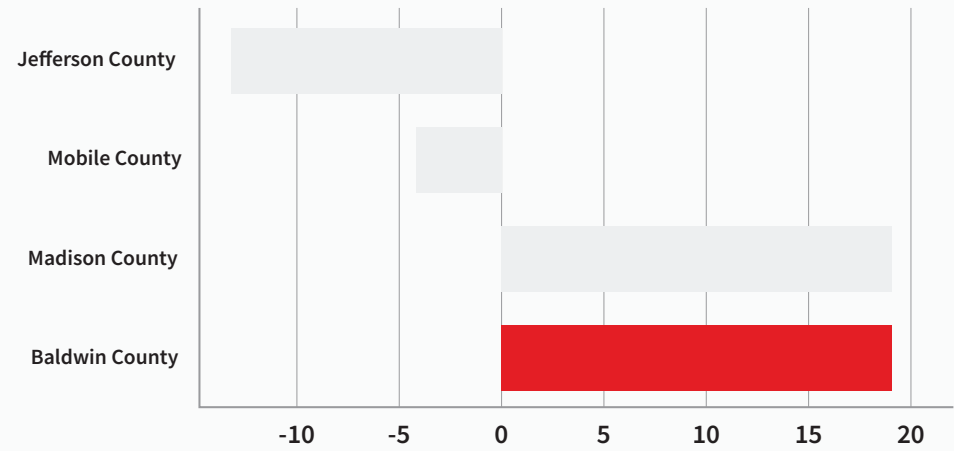
# Baldwin County growth

(2015-2023)

**Baldwin County annualized population & job growth**  
(2015-2023)



**Alabama daily population change**  
(July 1, 2021 - July 1, 2022)



For more information, please contact:

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