



\*CONCEPTUAL PLAN

## NEW INDUSTRIAL DEVELOPMENT SERVING THE SOUTHEAST

### Two Class “A” Warehouse / Distribution Buildings

From 50,000 SF to 500,000 SF Available

- Concrete tilt wall construction
- 32’ to 40’ clear
- EFSR sprinkler system
- 150’ truck courts
- Trailer parking
- 60’ speed bays
- LED lighting at 30’ AFL
- Build-to-suit office areas
- Painted warehouse interior walls
- Abundant car parking
- Access via I-65 Hope Hull / Montgomery, Exits 164 and 167
- Adjacent to planned Port Mobile inland port
- Incentives Available

## LOGISTICS

**3 MILES**

5M DRIVE

HYUNDAI PLANT

**92 MILES**

1H 32M DRIVE

KIA PLANT

**163 MILES**

2H 22M DRIVE

PORT MOBILE

**168 MILES**

2H 34M DRIVE

ATLANTA, GA

For more information, please contact:

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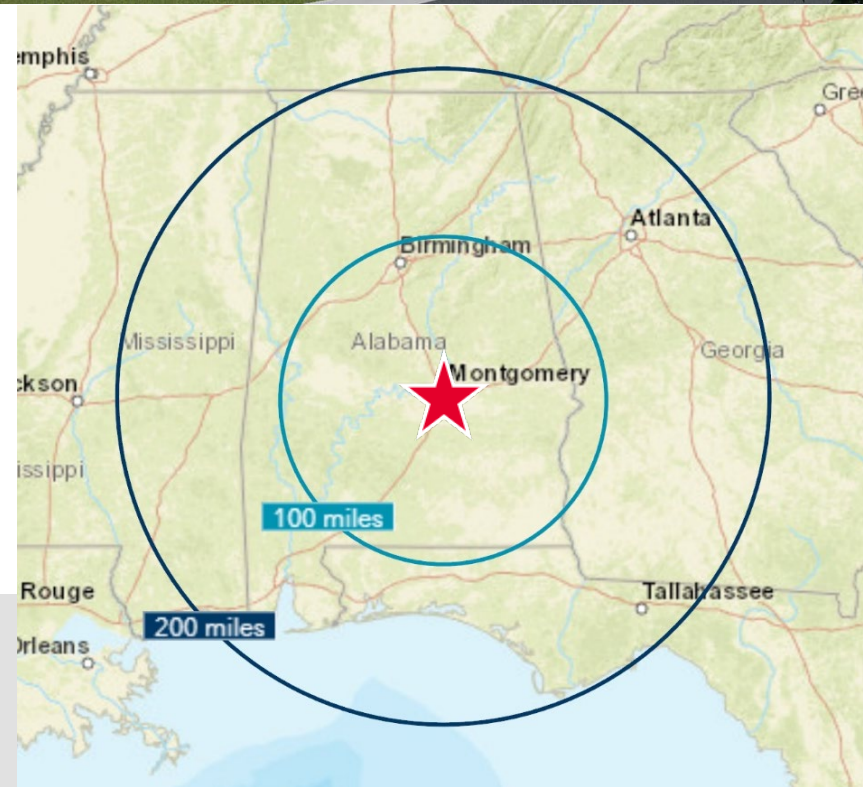
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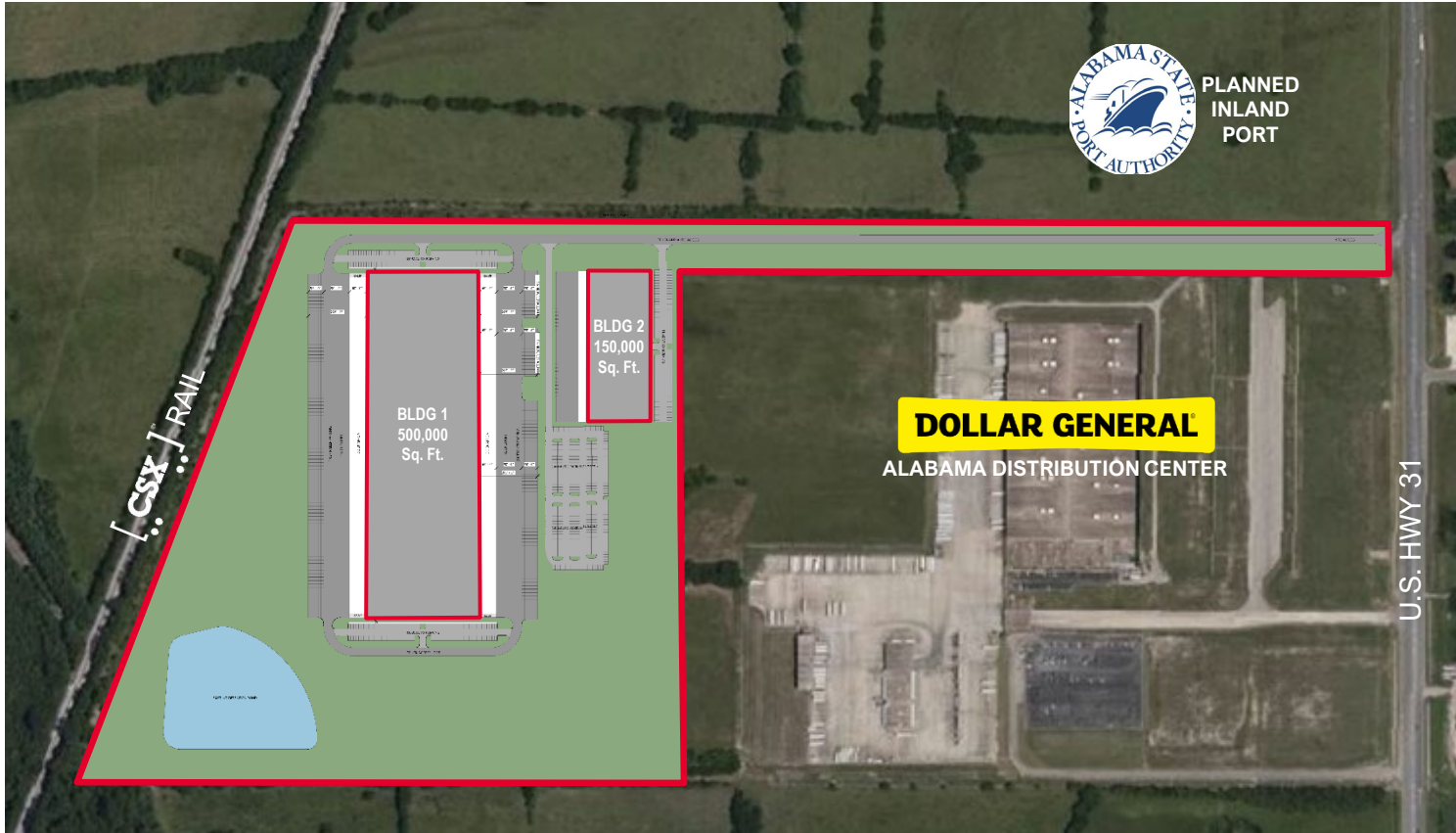
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## CONCEPTUAL SITE PLAN



### BUILDING 1

- ★ 150,000 SF to 500,000 SF
- Up to 40' clear
- 60' speed bays
- Build-to-suit office areas
- Cross dock loading capabilities
- Trailer parking availability
- ESFR sprinkler system

### BUILDING 2

- ★ 50,000 SF to 150,000 SF
- 32' clear
- Build-to-suit office areas
- Rear loaded building
- Double bank front parking area
- Trailer parking possible
- ESFR sprinkler system



Up to 500,000 SF



3 Miles to Hyundai Plant



Planned Intermodal Transfer Facility



Heart of the Auto Industry



2 Miles from I-65



CSX Rail Access Possible



**AERIAL**



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