



Where Innovation Meets Opportunity



I-10 and HWY 59, Loxley, AL | +/- 12M SF on +/- 904 Acres

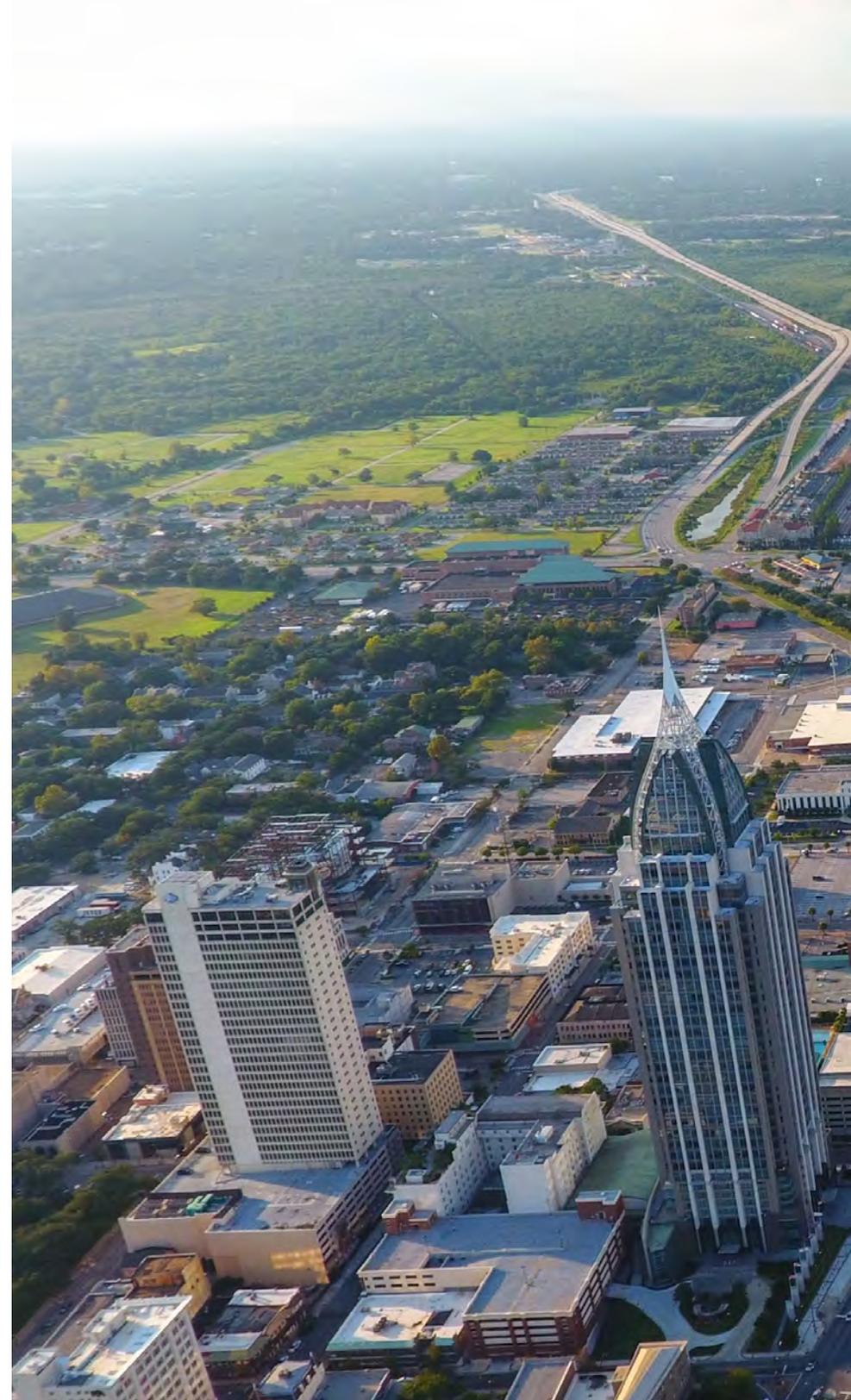
Pioneering Development in the heart of The Gulf Coast

State-of-the-art industrial spaces designed for modern businesses in Loxley, Alabama.

Strategically located at I-10 and Highway 59, Gulf Alabama Industrial Center offers ±12 million square feet of Class A industrial space across ±904 acres. With direct frontage on I-10, the project provides coast-to-coast connectivity from Jacksonville, FL to Santa Monica, CA. Tenants benefit from immediate access to four-lane Highways 59 and 90, and are just 25 minutes from I-65—Alabama’s primary link to Midwest distribution hubs.

PARK DETAILS

Name	Gulf Alabama Industrial Center
Address	I-10 & Highway 59, Loxley, AL
Total Site Size	±904 Acres
Total Planned GFA	Up to ±12,000,000 SF
Zoning	M-2 General Industrial (Entitled)
Use	Industrial, Manufacturing, Distribution, Data Center
Specialized Use	Cold Storage & Hazmat capabilities
Development Type	Spec Development BTS for Lease, BTS for Sale, Land Sale
Current Status	Phase 1: Horizontal Construction Complete Building 1 (301K SF): Vertical Construction Underway Delivering Q1 2026









Project Highlights

Gulf Alabama's brand-new, ideally-situated development offers direct access to the Port of Mobile – the 2nd fastest-growing container terminal in the U.S. – with the Mobile International Airport and Airbus headquarters within a 25 minute drive.

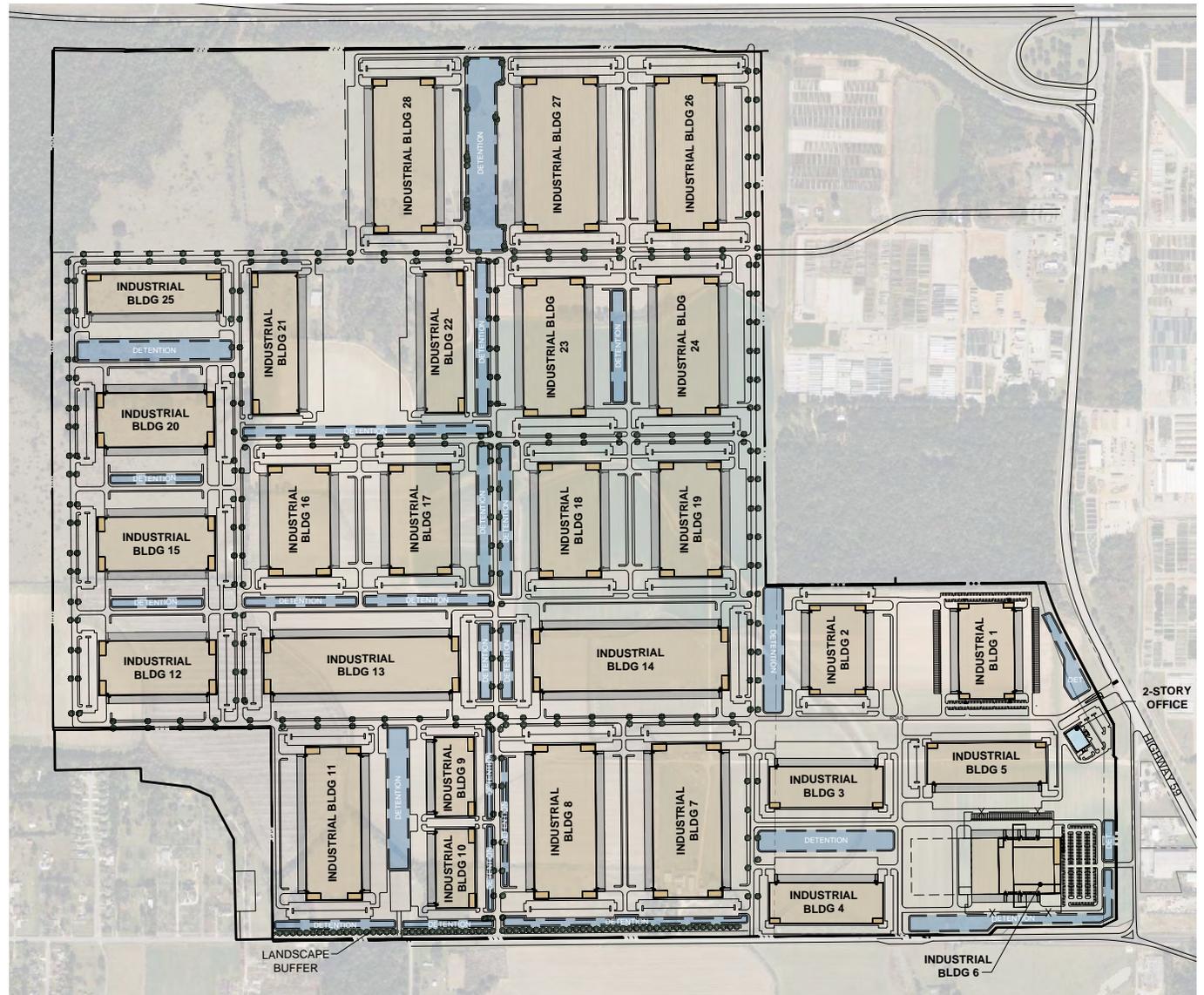
With subdivision capabilities and highly versatile, pad-ready sites, Gulf Alabama delivers unmatched operational flexibility for users of all scale. Located in a high-demand region with near-zero Class A vacancy, Gulf Alabama brings highly sought-after Class A space to the dynamic Gulf Coast corridor.



Overall Park Plan

Phase 1 Now Leasing | +/- 11M SF Planned Development

Building Area	
Building 1	300,000 SF
Building 2	220,100 SF
Building 3	263,500 SF
Building 4	263,500 SF
Building 5	277,000 SF
Building 6	195,000 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	371,700 SF
Building 22	318,600 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	11,187,880 SF



Infrastructure Overview

Gulf Alabama Industrial Center is supported by a robust utility framework with significant excess capacity already in place. This shovel-ready infrastructure, including power, water, natural gas, and fiber, is thoughtfully designed to support high-demand industrial users.



ELECTRIC

- Provider: Baldwin EMC, Alabama Power
- Existing infrastructure adjacent to site
- 115 kV transmission line and 12.47 kV/7.2 kV distribution line located at the site
- Redundant feed available



NATURAL GAS

- Provider: Riviera Utilities
- 2" lines with 90 psi adjacent to site
- Excess capacity available to site



FIBER

- Provider: Multiple Providers
- Fiber infrastructure available on-site



WATER

- Provider: City of Loxley
- 8" and 6" lines adjacent to site
- Existing water tower on eastern border of site
- Over 4 MGD in excess capacity available to the site



WASTEWATER

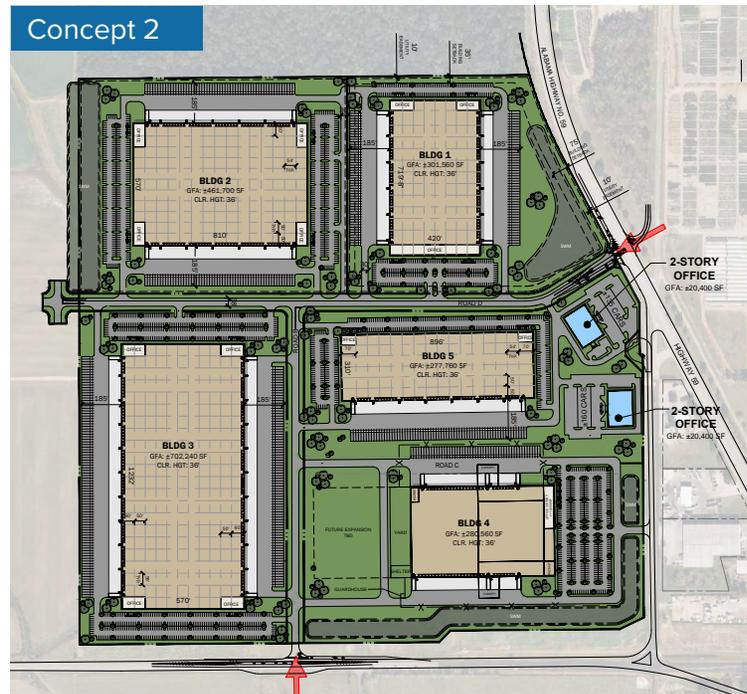
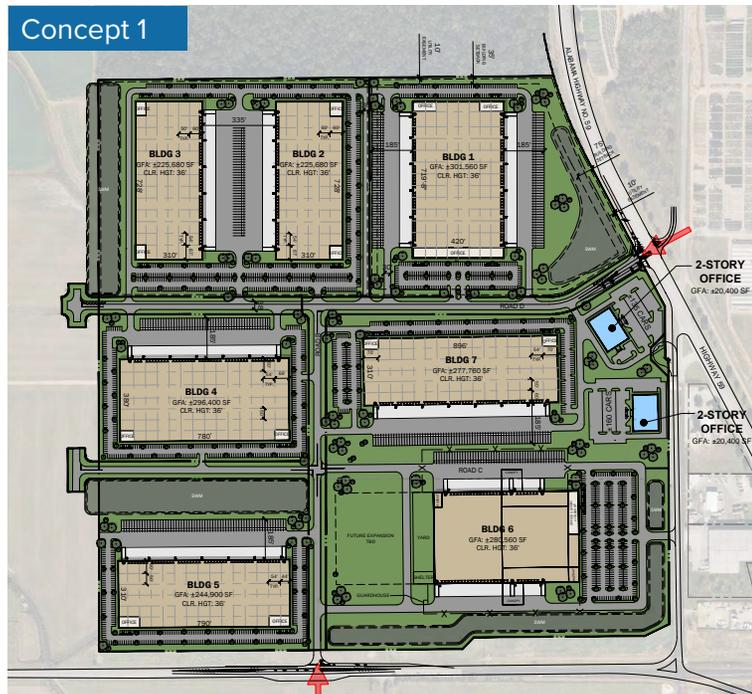
- Provider: City of Loxley
- 8" force main and 3" low pressure main adjacent to site
- Existing lift station at southwest corner of site
- Over 1 MGD in excess capacity available to site



Phase 1 Overview

Your Immediate Speed-to-Market Solution

Phase 1 provides immediately available, shovel-ready sites with all utilities in place. Featuring Building 1 – a ±301,560 SF Class A building delivering in Q1 2026 – this phase allows for customizable build-to-suit opportunities and a streamlined path from design to operations.



Speed-to-Market:
Shovel-ready sites are available for immediate development.

Fully Prepared:
Entitled sites with all utilities in place, eliminating pre-construction delays.



Efficient Process:

Move quickly from design to operations with existing conceptual plans.

Flexible Solutions:

Choose from state-of-the-art cross-dock buildings to build-to-suit cold storage facilities.

Strategic Opportunity:

Secure your place in a premier logistics park without the typical timeline

UNDER CONSTRUCTION

Phase 1 - Building 1

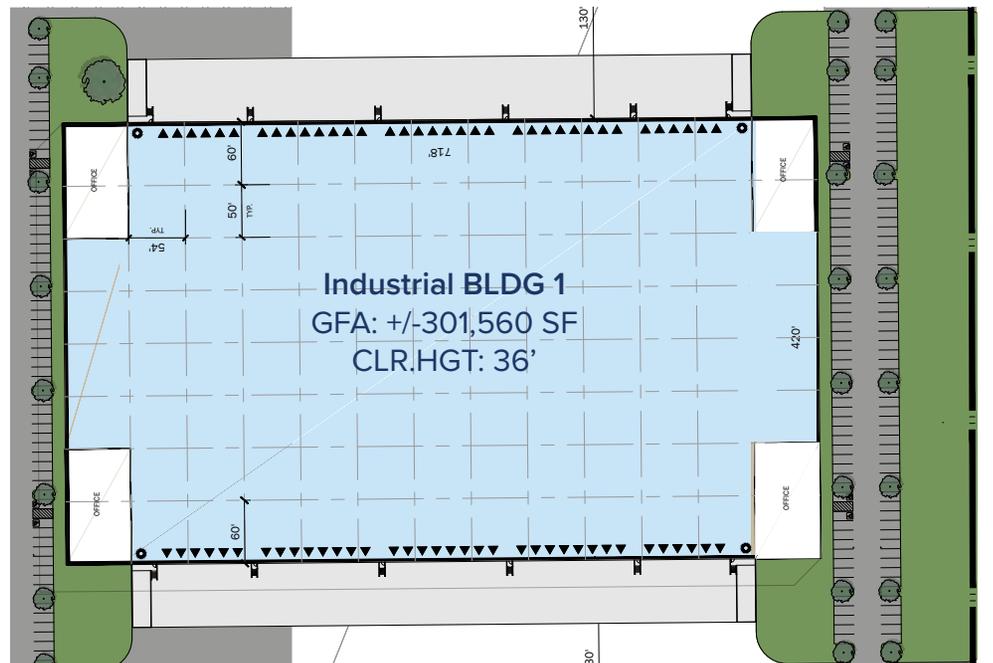
Now Leasing

Under Construction | Delivering Q1 2026

Spec suite available

BUILDING 1 - BTS

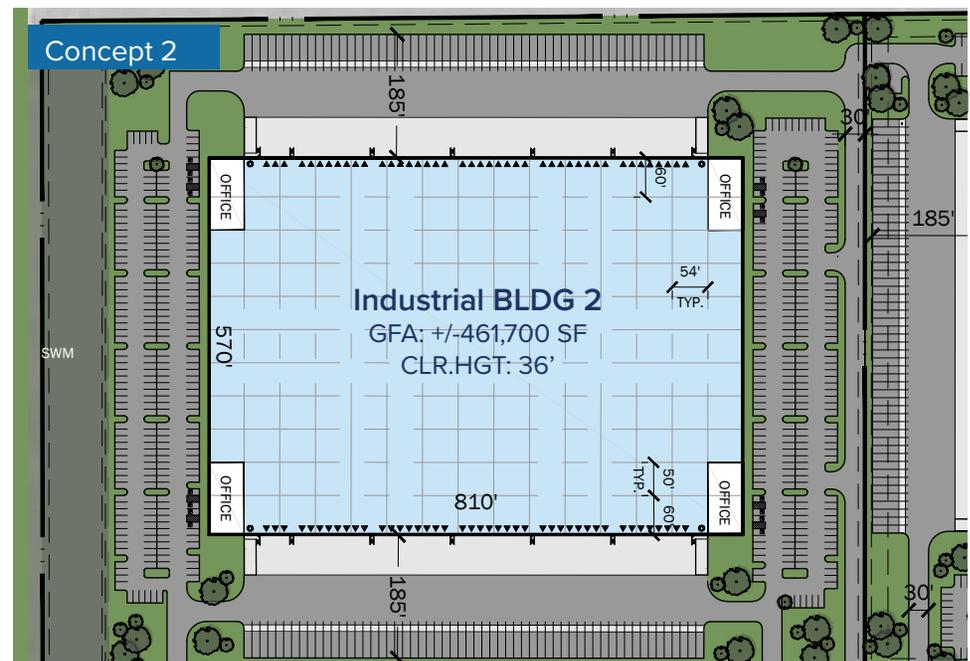
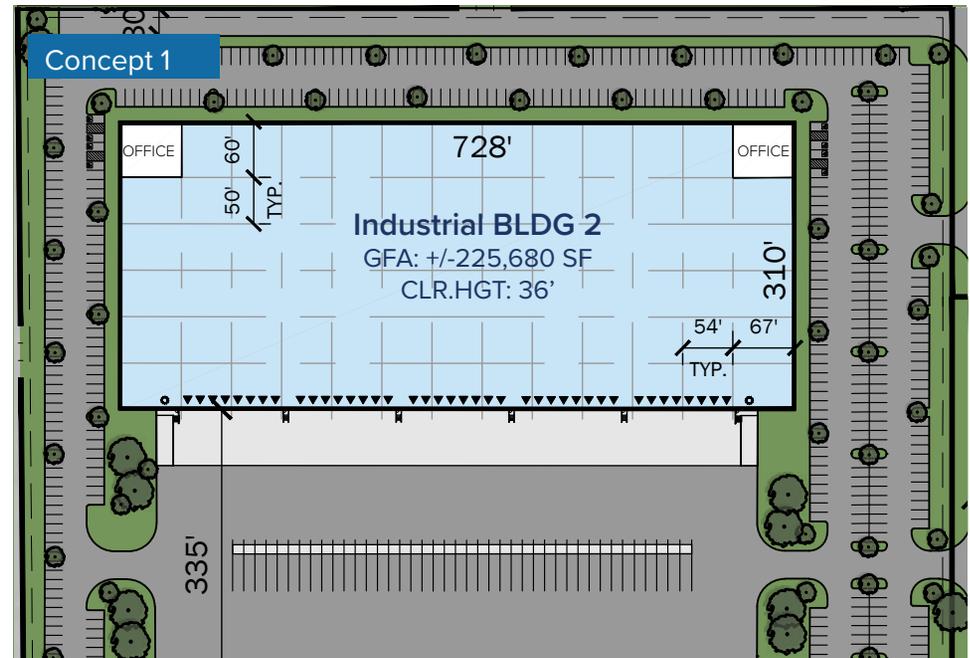
Availability	Delivering Q1 2026
Gulf Alabama Address	15365 Enterprise Boulevard Loxley, AL 36551
Acreage	23.79 Acres
Building Dimensions	720' x 420'
GLA	301,560 SF
Tenants	single
Suite Size	301,560 SF
Office	~4% of GLA (~10K SF/ Suite)
Column Spacing	54' x 50'
Zoning	M2
Clear Height	36'
Car Parking Spaces	120 Spaces
Trailer Parking Spaces	51 Spaces
Truck Court	185' Deep
Dock Doors	72
Drive-In Doors	4
Loading Configuration	Rear-Load
Roofing	45 Mil TPO, R9 Insulation
HVAC	1 Air Change Per Hour Ventilation
Fire Protection	ESFR
Power	1,000 Amps



Phase 1 - Building 2

Pad-Ready, Build-to-Suit Site
 Manufacturing, Warehousing, Data
 Center, Cold Storage Opportunity

BUILDING 2 - BTS - CONCEPT 2	Gulf Alabama Address	15120 Highway 90, Loxley, AL
	Acreage	15.86 Acres
	Building Dimensions	728' x 310'
	GLA	225,680 SF
	Tenants	2
	Suite Size	112,840 SF
	Office	~4% of GLA (~4.5K SF/ Suite)
	Column Spacing	50' x 60' Typical Interior Bays / 67' x 54' Loading Bay
	Zoning	Industrial
	Clear Height	36'
	Car Parking Spaces	267 Spaces
	Trailer Parking Spaces	51 Spaces
	Truck Court	185' Deep
Dock Doors	36 (18 Per Suite)	
Drive-Up Ramps	2 (1 Per Suite)	
Loading Configuration	Rear-Load	
Roofing	45 Mil TPO, R9 Insulation	
HVAC	1 Air Change Per Hour Ventilation	
Fire Protection	ESFR	
Power	1,000 Amps	



Gateway to Major Markets

Gulf Alabama Industrial Center offers unmatched connectivity as the closest, largest contiguous site to the Port of Mobile, the preferred first port of call on the Gulf. Served by five Class 1 railroads and four short-line rail carriers with direct intermodal connections, Gulf Alabama ensures easy access to critical infrastructure, making it an ideal base for businesses looking to expand their reach efficiently.



Immediate Access to 4-Lane Highways 59 & 90

Gulf Alabama Industrial Center has Direct Frontage on I-10 (Connecting Jacksonville, FL to Santa Monica, CA)

25 Minutes, 24.5 Miles to I-65 (Connecting this region to Chicago, IL)

20 Minutes to Port of Mobile

25 Minutes to Mobile International Airport

**A Port of Mobile
19.5 Miles**

**B Mobile International Airport
23.5 Miles**

**C Airbus HQ
21.5 Miles**

**D Pensacola International Airport
40.0 Miles**



Strategically Positioned

Why Baldwin County

In addition to its prime proximity to the Port of Mobile, Gulf Alabama is situated in the heart of Baldwin County, the second fastest-growing county in Alabama.

\$1.3M
Residents

7,504
New residents
in 2024

600K
Workers and
1.3M Residents
in Region

\$108,584
Average
Household
Income

Port of Mobile

With a \$366M harbor deepening and widening project underway, capacity will grow from 650K to 1M TEUs by 2026.

\$1.4B
Invested Since
2002

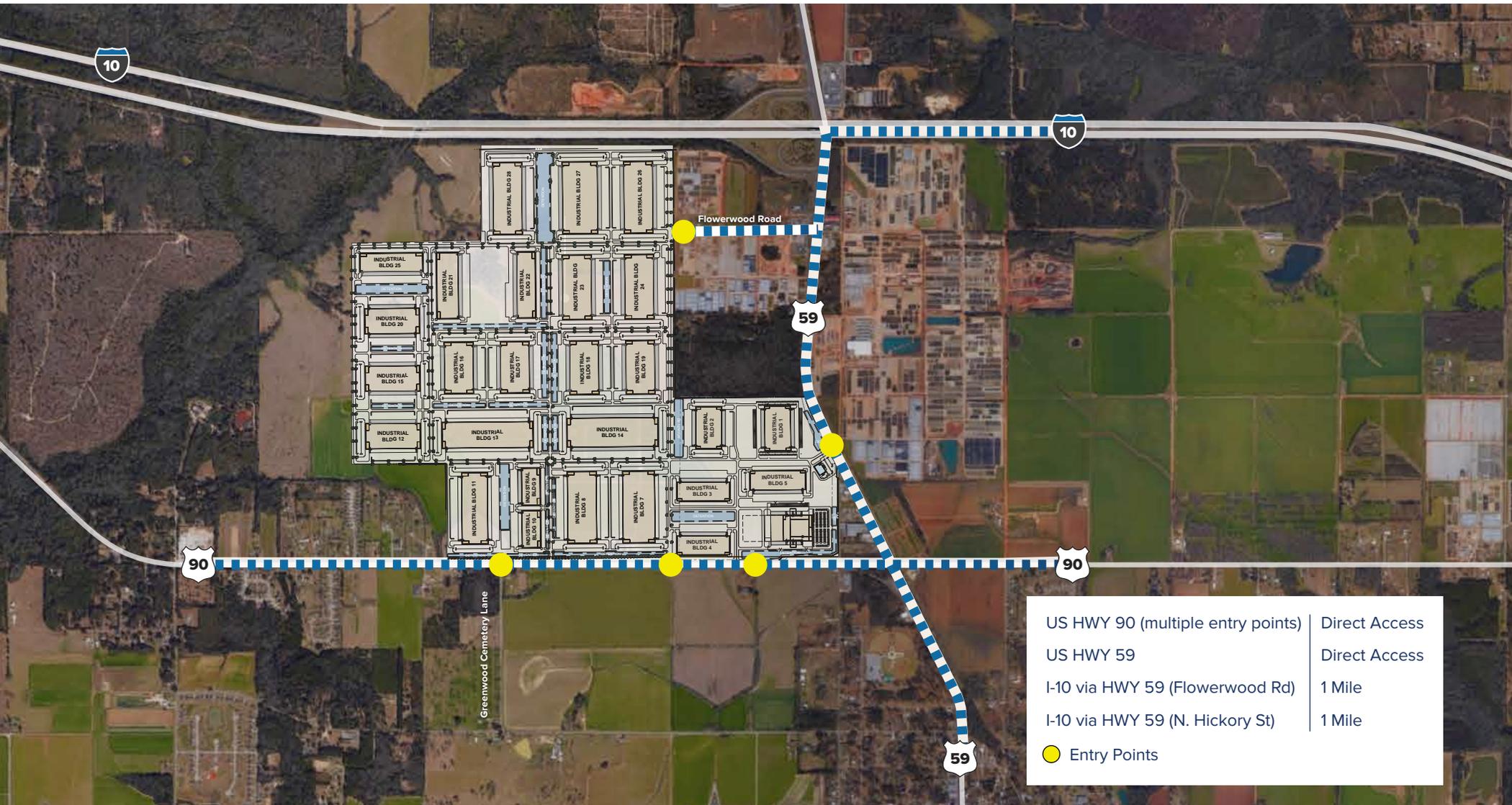
\$98.3B
Economic Value
to Alabama

122%
Growth Over The
Past Decade

351,000+
Jobs



SEA
Deepest Port on
Gulf of Mexico



US HWY 90 (multiple entry points)	Direct Access
US HWY 59	Direct Access
I-10 via HWY 59 (Flowerwood Rd)	1 Mile
I-10 via HWY 59 (N. Hickory St)	1 Mile
● Entry Points	



RAIL
9 Railroads - 5 Class
1 & 4 Short Lines



ROAD
Access to I-10
and I-65



AIR
Direct Access
to 2 airports



GULF ALABAMA INDUSTRIAL CENTER

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