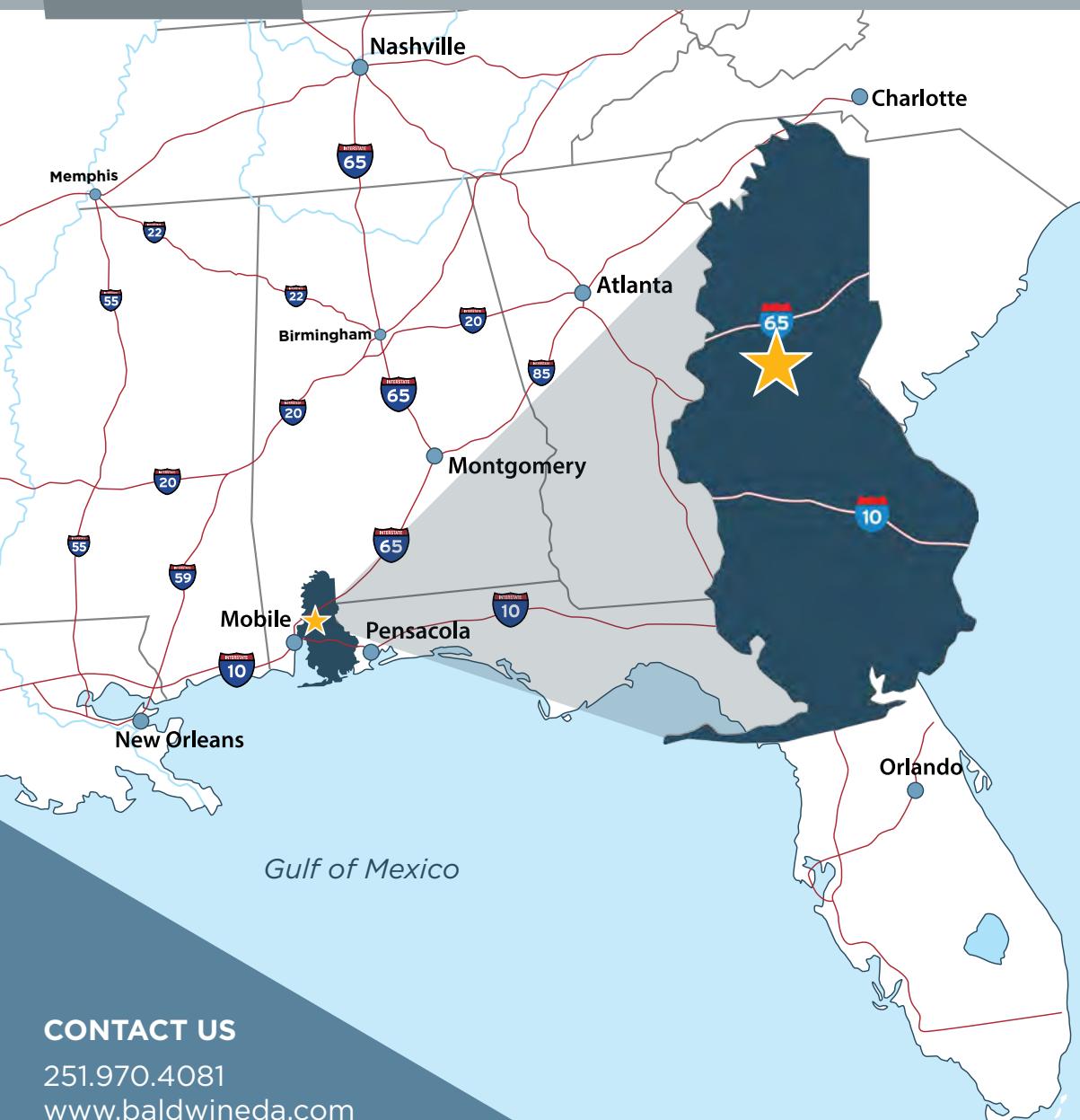


**SITE OVERVIEW**
**SITE PLAN**
**PHOTOS**
**LOGISTICS**
**COMMUNITY**
**WHY BALDWIN**
**WORKFORCE**

**CONTACT US**

251.970.4081

[www.baldwineda.com](http://www.baldwineda.com)
**AVAILABLE**

- ±52,974 SF Warehouse Space
- ±2,500 SF Office Space

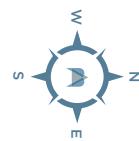
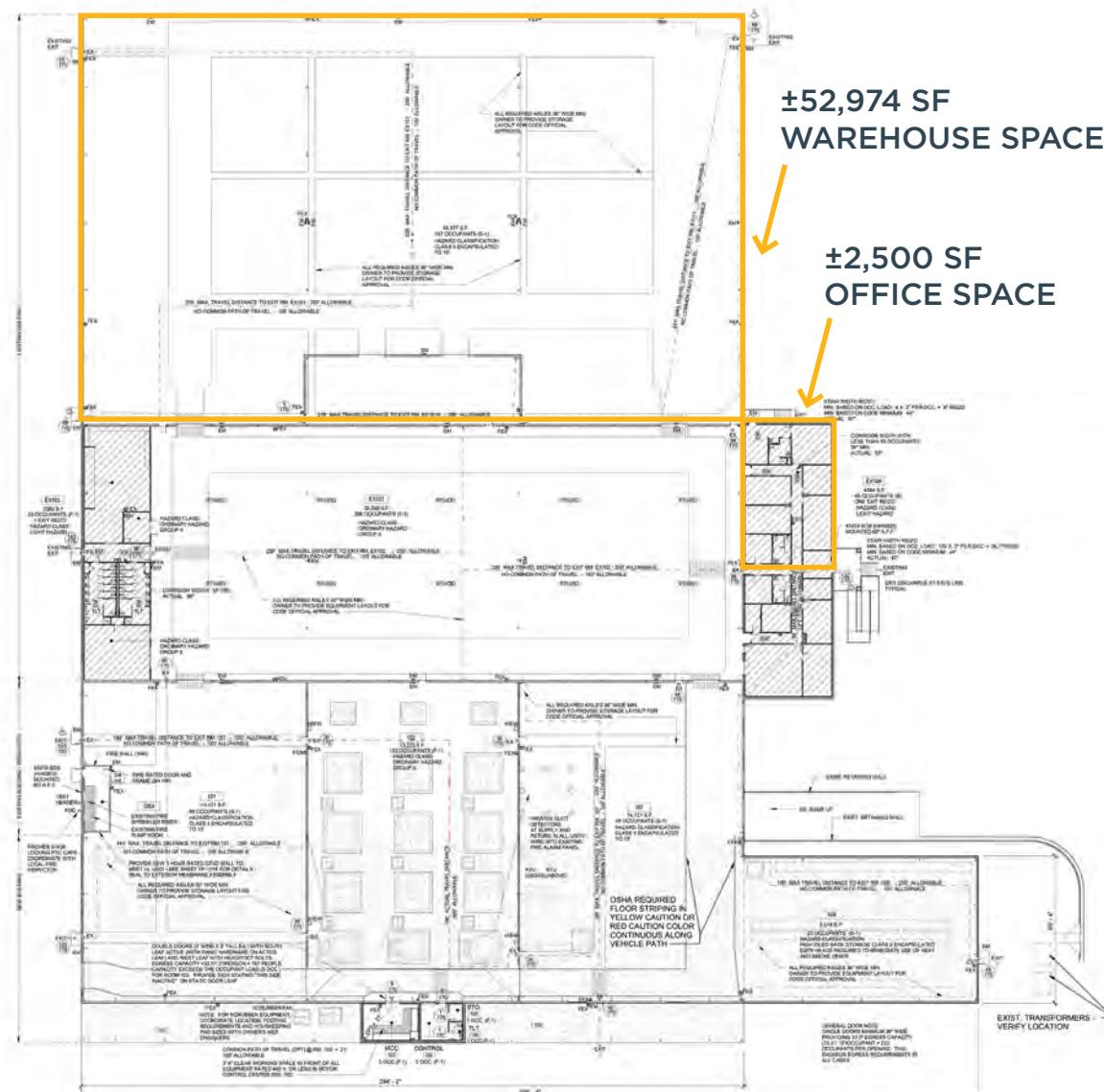
**PRICE**

- \$10.00 PSF

**PROPERTY OVERVIEW**

Bay Minette warehouse with office space is available for sublease across from Coastal Alabama Community College. With 45' ceilings, eight docks, one truck well, and proximity to major interstates, airports, and the Port of Mobile, this site is one of the best industrial sites in Baldwin County available.





# BAY MINETTE WAREHOUSE/OFFICE

2109 US HIGHWAY 31, BAY MINETTE, AL 36507 | 30.847935, -87.774325

SITE OVERVIEW

SITE PLAN

PHOTOS

LOGISTICS

COMMUNITY

WHY BALDWIN

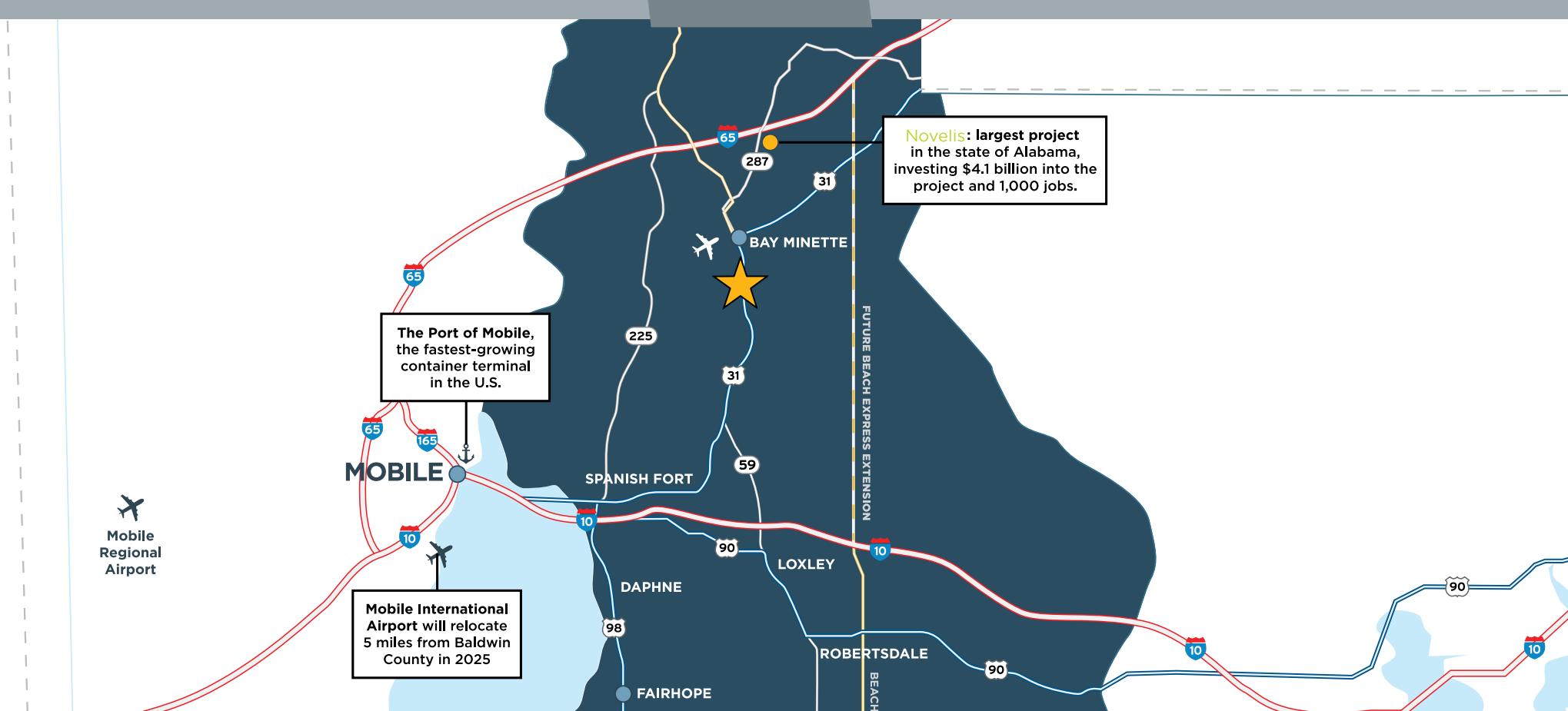
WORKFORCE



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**SITE IS 15 MINUTES FROM I-65**



I-65 CONNECTS OUR  
REGION TO CHICAGO, IL

**SITE IS 15 MINUTES FROM I-10**



I-10 CONNECTS JACKSONVILLE,  
FL TO SANTA MONICA, CA



Bay Minette's population is **8,371**



The city has grown **7%** since 2021



Located **45 minutes** from the Mobile International Airport and Port of IMobile

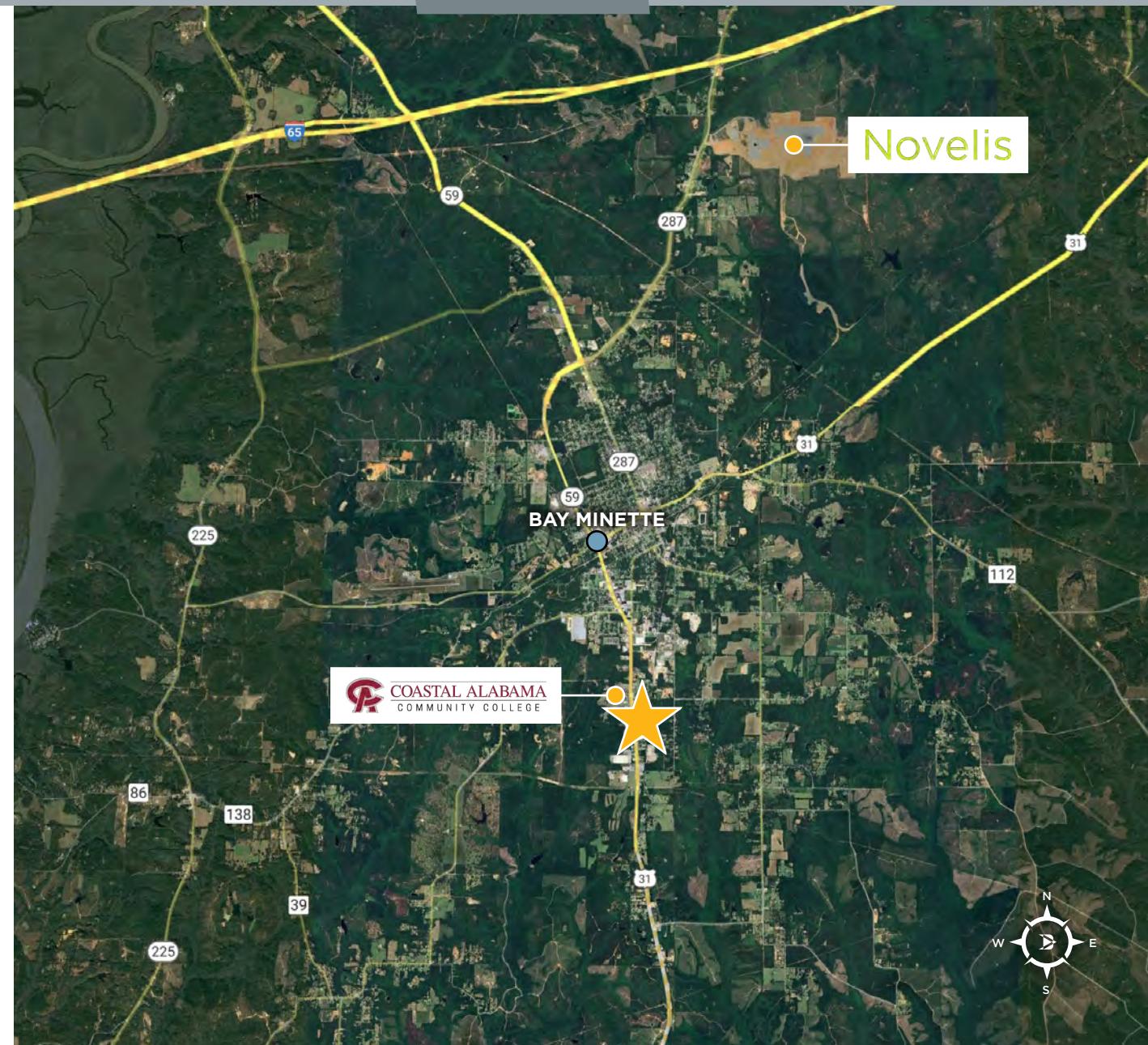


Novelis will have a total economic impact of **\$9 billion** for the community

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Located in Alabama's **FASTEST GROWING METRO AREA** and leader for business investment.

Source: U.S. Census Bureau, SmartAsset

**OVER 640,000 WORKERS**, in the Region.

Source: JobsEQ

**6<sup>TH</sup> FASTEST GROWING MSA IN THE UNITED STATES**. Adding 7,100 residents per year. Top 3 area in the nation for job growth.

Source: U.S. Census Bureau, Bureau of Labor Statistics

**OVER 1,400,000 RESIDENTS** in the Region.

Source: U.S. Census Bureau

**8,400,000 VISITORS** to the community per year.

Source: Alabama Tourism Department

## Baldwin County's **WORKFORCE ECOSYSTEM**



### BALDWIN PREPARATORY ACADEMY

#### HIGH SCHOOL EDUCATION

The Baldwin Preparatory Academy will be a \$73 million stand-alone career-tech school that will provide industry-specific curriculum, strategically aimed at cultivating a sustainable talent pipeline for local industries. Baldwin Prep will begin classes in fall of 2024.

### COASTAL ALABAMA COMMUNITY COLLEGE

#### POSTSECONDARY AND ADULT EDUCATION

Coastal Alabama Community College, a statewide leader in workforce education, offers tremendous opportunities for a prosperous career through our partnerships with area growth industries, whether you're seeking postsecondary certificate-based employment or long-term on-the-job training like apprenticeships, residencies, or internships.

### AIDT

#### WORKFORCE DEVELOPMENT

AIDT is a state agency established to build a healthy state economy by recruiting and training a skilled workforce to attract new industries to the state and to expand existing industries. AIDT offers services including trainee recruitment and screening, safety assistance, industrial maintenance assessments, process improvement assessments, and leadership training programs.

### UNIVERSITY OF SOUTH ALABAMA

#### FOUR-YEAR EDUCATION

The University of South Alabama is instrumental in nurturing the regional workforce in South Alabama, equipping graduates with the necessary skills and knowledge to meet the unique demands of local industries. By offering relevant academic programs and fostering strong industry connections, the university actively contributes to the development and sustainability of the regional workforce.