



**Calvert Business Park**  
**Commercial Lots Available for Purchase**  
Lots Fronting Highway 43 - \$7.25 PSF, Back Lots - \$2-4 PSF  
Highway 43 / Calvert Business Park Drive, Calvert, Alabama

## Disclaimer

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## Investment Sales Contacts

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# PROPERTY OVERVIEW

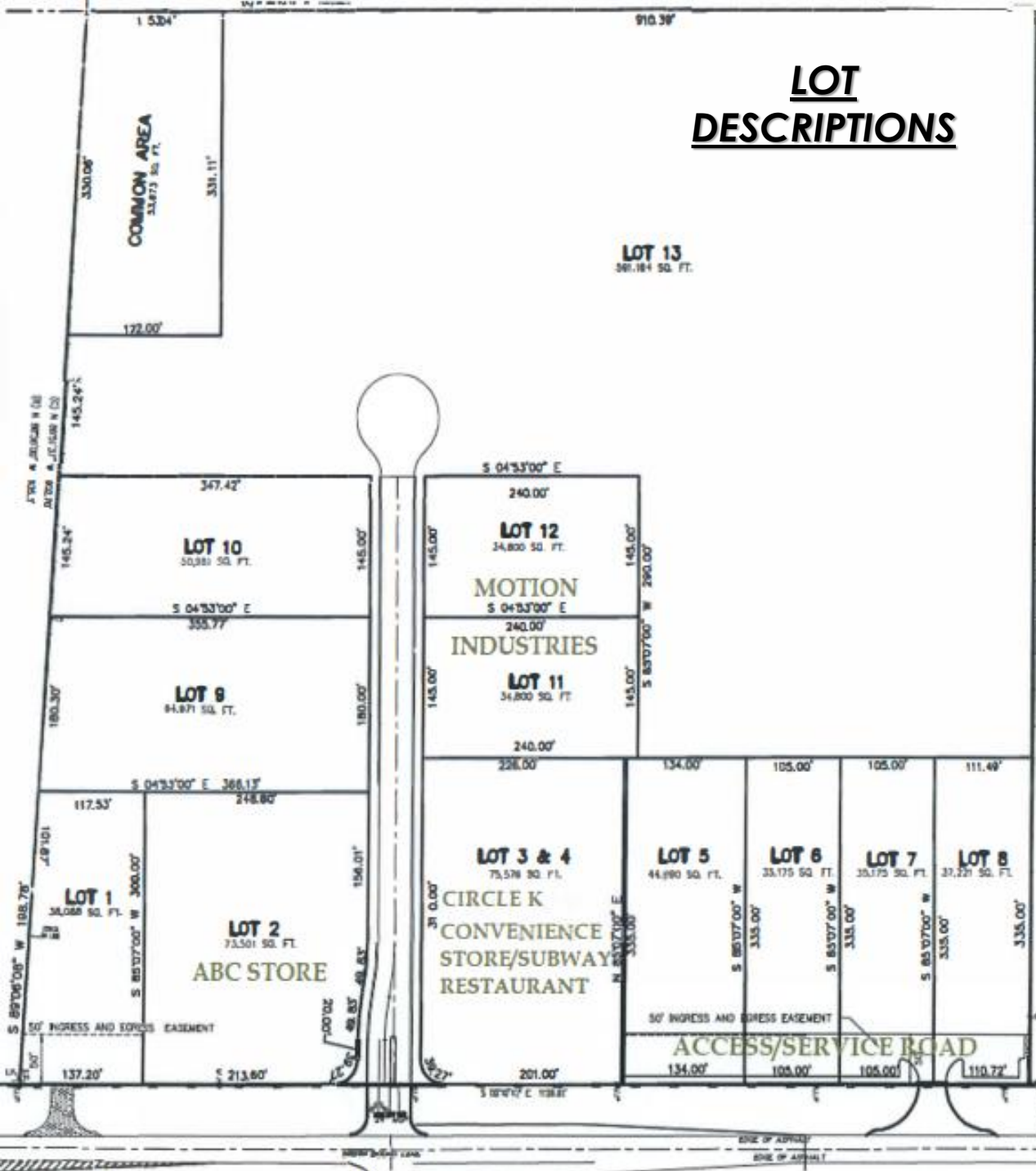
- Pricing: Front Lots \$7.25 PSF  
Back Lots \$2-4 PSF
- Number of Lots: 8
- Sizing: 34,800 Sq Ft – 591,184 Sq Ft
- Parcels Already Subdivided
- All Utilities Available, Including Sewer
- Located Across the Street from AM/NS Calvert, one of the Most Advanced Steel Finishing Facilities in the World, Employing Over 1,600 People
- Financial Support Announced from Department of Energy for new World-Class Electrical Steel Facility in Calvert
- Some Lots with Frontage on Highway 43, seeing over 12,000 VPD

Herrington Realty is pleased to present an exclusive opportunity to purchase commercial lots in the Calvert Business Park, located on Highway 43 in Calvert, Alabama. The offering consist of 8 lots, ranging from 34,800 Sq Ft to 591,184 Sq ft – some of these lots have frontage on Highway 43 which sees over 12,000 vehicles per day, others are back lots – pricing varies depending on location of lot. All utilities are available on the property and the parcels have already been subdivided (page 4).

The subject property is located across the street from AM/NS Steel Facilities, one of the most advanced steel finishing facilities in the world. AM/NS currently employs around 1,600 people and was selected by the US Department of Energy for a new world-class electrical steel facility which will end up providing an estimated 260 permanent jobs and 1,300 construction jobs – furthering their commitment to the local economy.



# LOT DESCRIPTIONS



43

12,000 VPD



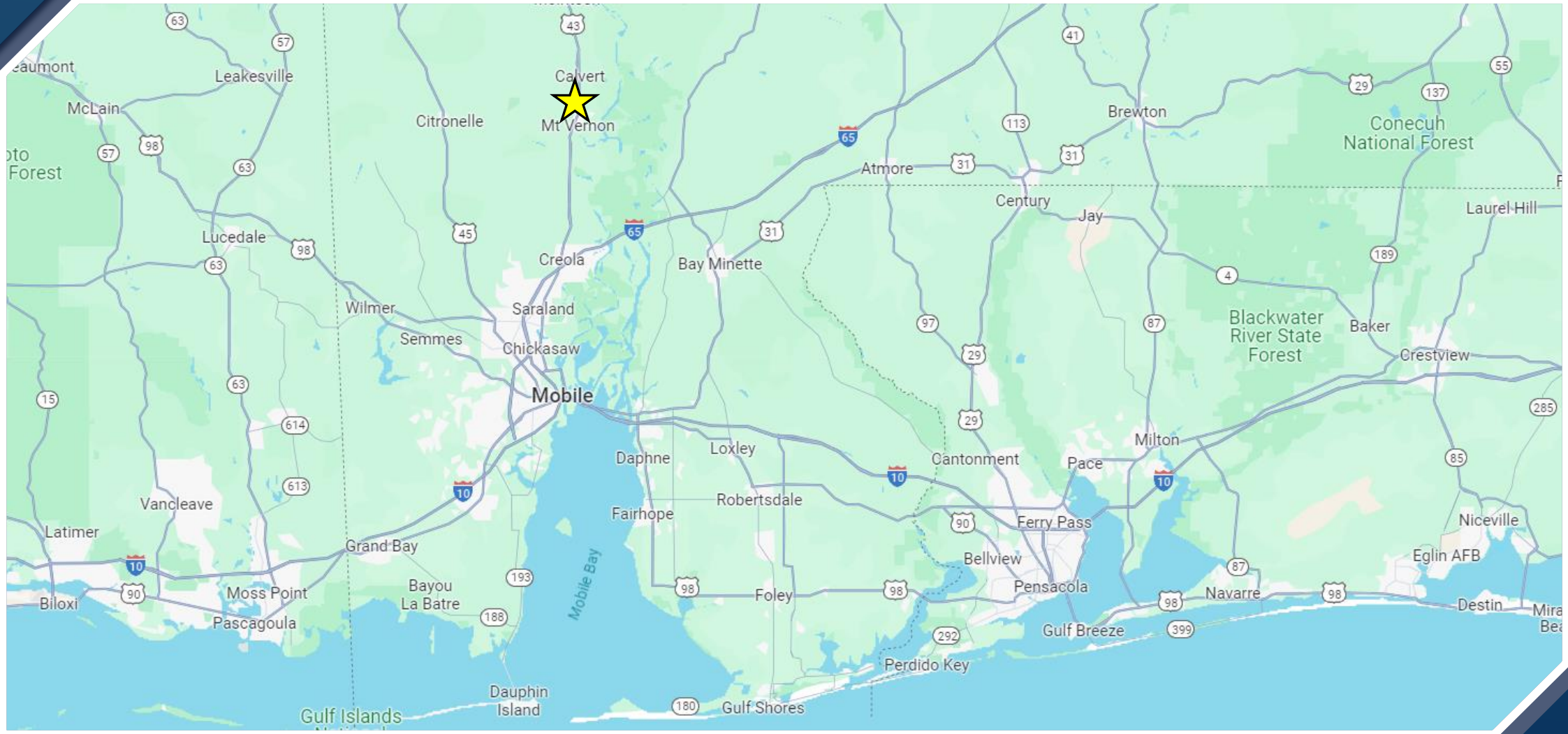
# Property Photos



# Property Photos



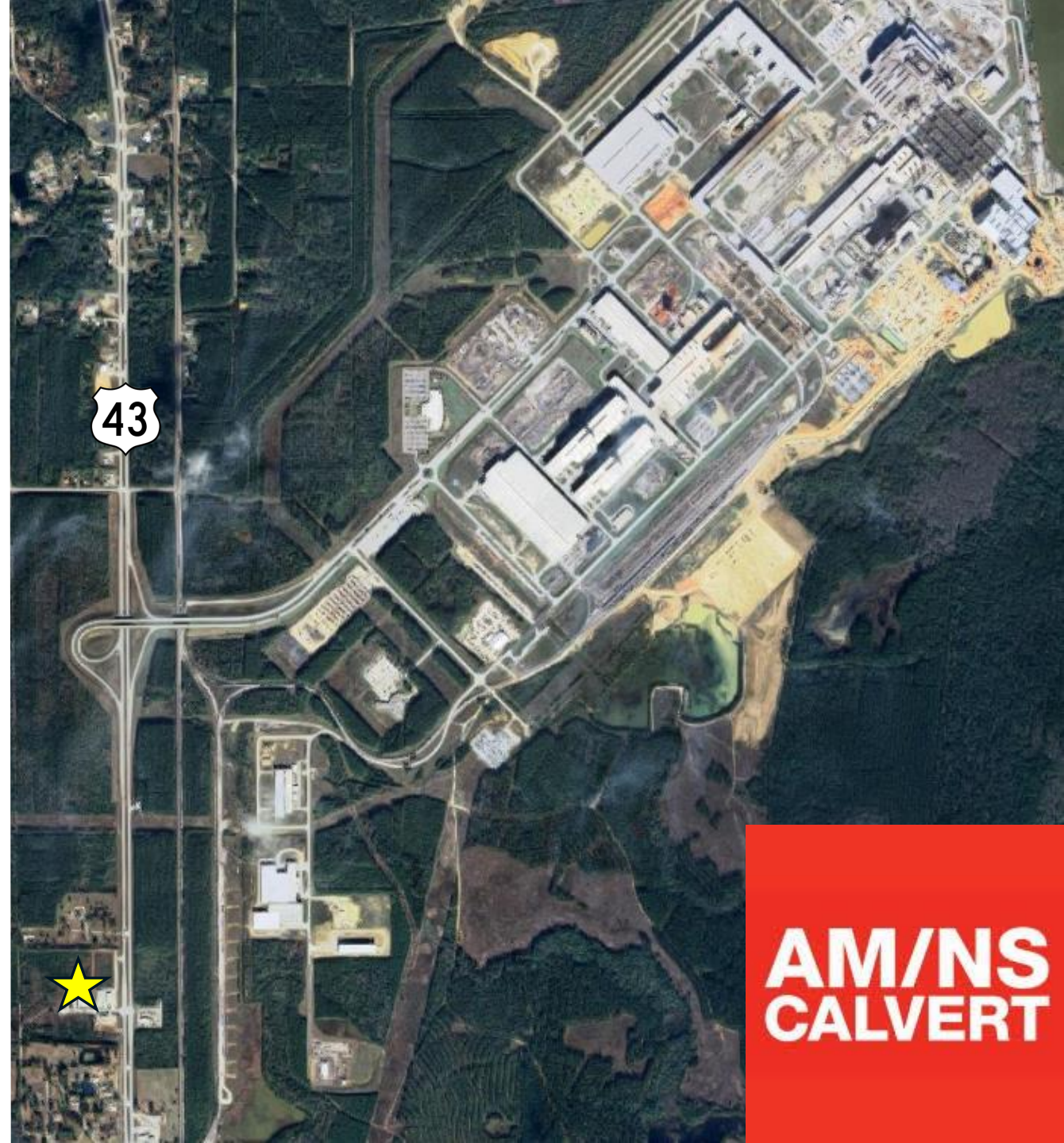
# Map Location



## ArcelorMittal / Nippon Steel Plant

AM/NS Calvert, located directly across from the subject property, is one of the most advanced steel finishing facilities in the world. Jointly operated by industry giants ArcelorMittal and Nippon Steel Corporation, the mill boasts a production capacity of 5.3 million tons of flat-rolled carbon steel products annually. Its presence signifies a stable economic anchor, bringing continuous industrial growth and employment opportunities to the area. Currently, AM/NS Calvert employs approximately 1,600 people, contributing significantly to the local economy and community.

The steel mill not only contributes significantly to the local economy but also ensures a steady influx of skilled workers and professionals to the region. This means potential commercial and residential developments, like the subject property, will benefit from a robust customer base and reliable infrastructure. Additionally, the U.S. Department of Energy recently awarded \$280.5 million in tax credits to ArcelorMittal for establishing a new electrical steel facility at the site. This project will create 260 permanent jobs and 1,300 construction jobs, further bolstering the local economy and supporting the automotive industry's shift to electrification. [\(Article: U.S. Department of Energy announces financial support for AM/NS World Class Electrical Steel Facility in Alabama\)](#)



**AM/NS  
CALVERT**