

14220 US Highway 80

TYLER, ALABAMA 36785



**INDUSTRIAL BUILDING
FOR SALE OR LEASE**

**AVISON
YOUNG**

**If you would like
more information,
please get in touch.**

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SECTION 01

Property overview



WARREN OIL COMPANY

PROPERTY OVERVIEW

Property summary

Warren Oil Building

Property Address	14220 US Highway 80
City	Tyler
State	Alabama
Zip Code	26785
Building Size	±225,000 SF
Lot Size	±40.59 acres
Year Built	1965
Construction Type	Reinforced concrete, tilt-up, precast concrete
Ceiling Height	19' - 26.3'
Drive In Doors	Four (4)
Dock Doors	Five (5)
Loading Docks	Five (5)
Column Spacing	64'
Sprinklered	Yes
Parking Spaces	122
Power	3 phase
County	Lowndes
Sale Price	Contact Broker
Lease Rate	Contact Broker



PROPERTY OVERVIEW

Local providers

Local Providers

Electric Alabama Power

Sewer Provider On-Site Septic

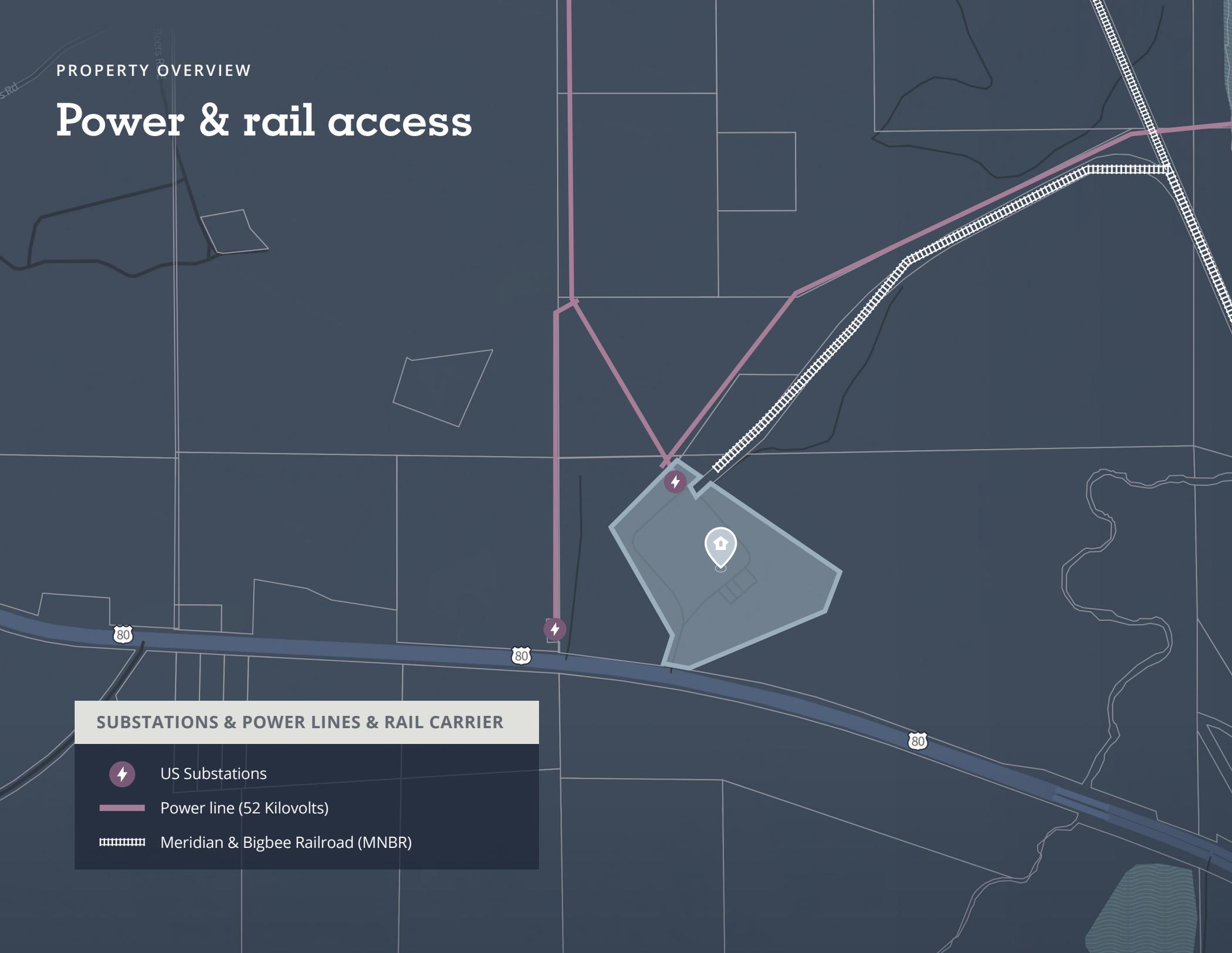
Water Artesian Utilities System Management

Fiber Alabama Fiber Network (AFN)
dark and lit fiber running close to Highway 80



PROPERTY OVERVIEW

Power & rail access



SUBSTATIONS & POWER LINES & RAIL CARRIER



US Substations



Power line (52 Kilovolts)



Meridian & Bigbee Railroad (MNBR)



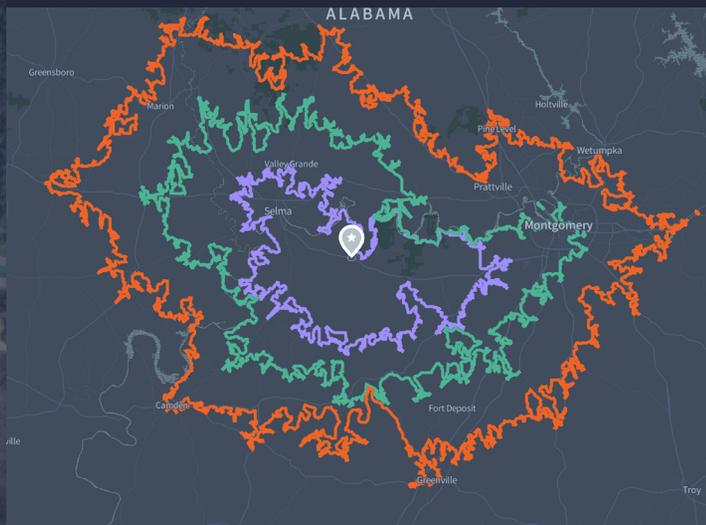
SECTION 02

Location overview

LOCATION OVERVIEW

Local snapshot

30 - 45 - 60 MIN. DRIVETIME MAP



POPULATION AND GROWTH



Within 30, 45, and 60 min drive times: populations of 30,071; 100,872; and 341,542.



\$85,975 average household income within a 60 min. drive time.



162,504 new homes planned within a 60 min. drive time.



LABOR MARKET AND WORKFORCE



37,300 trade, transportation and utilities jobs in this area. Experienced 10% growth over the last five years.



Over 14,000 total businesses within a 60 min. drive time



67% white collar, 33% blue collar, 5% unemployment rate.

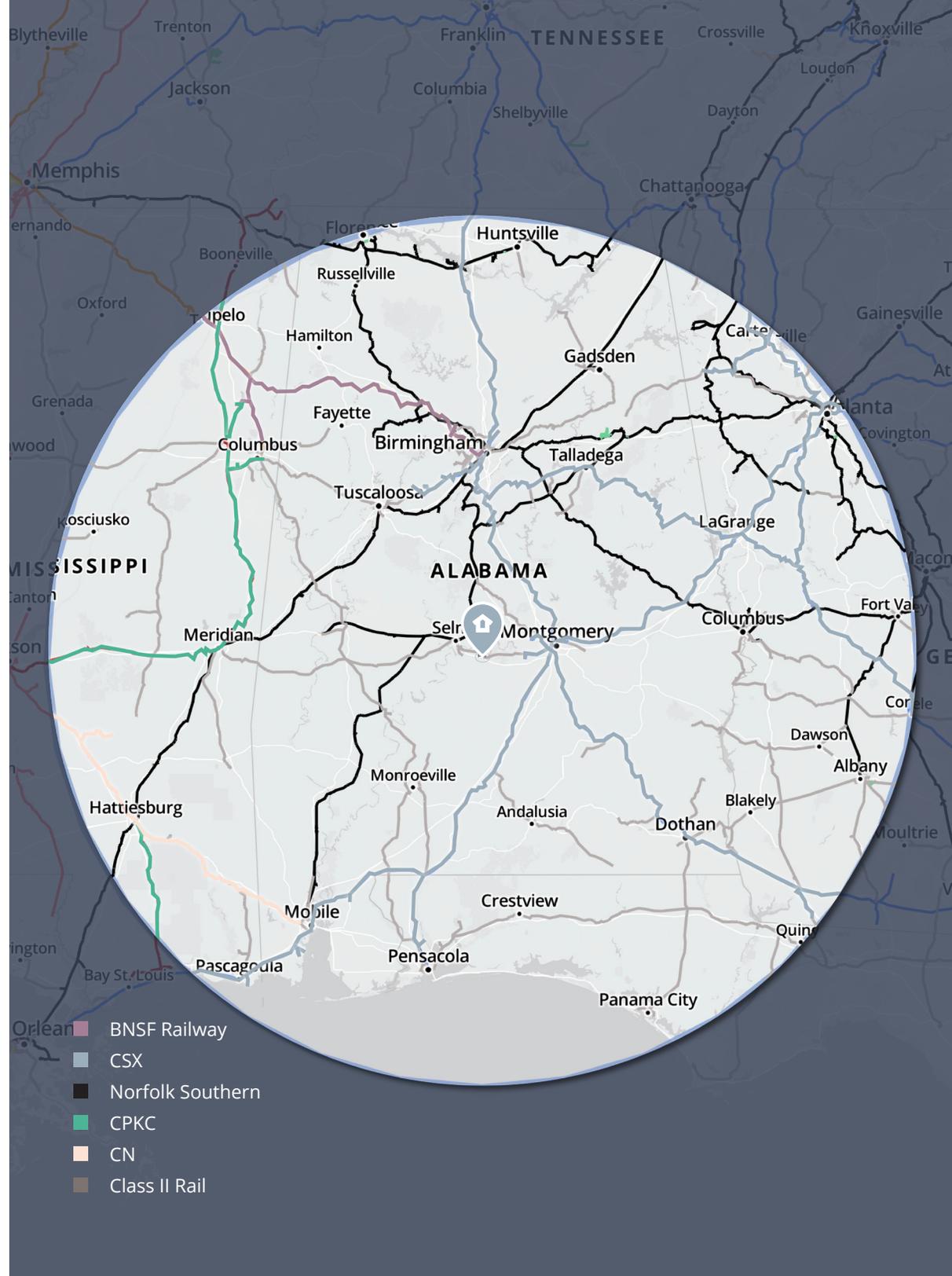
Source: Avison Young Technologies

LOCATION OVERVIEW

Accessibility to Port of Mobile

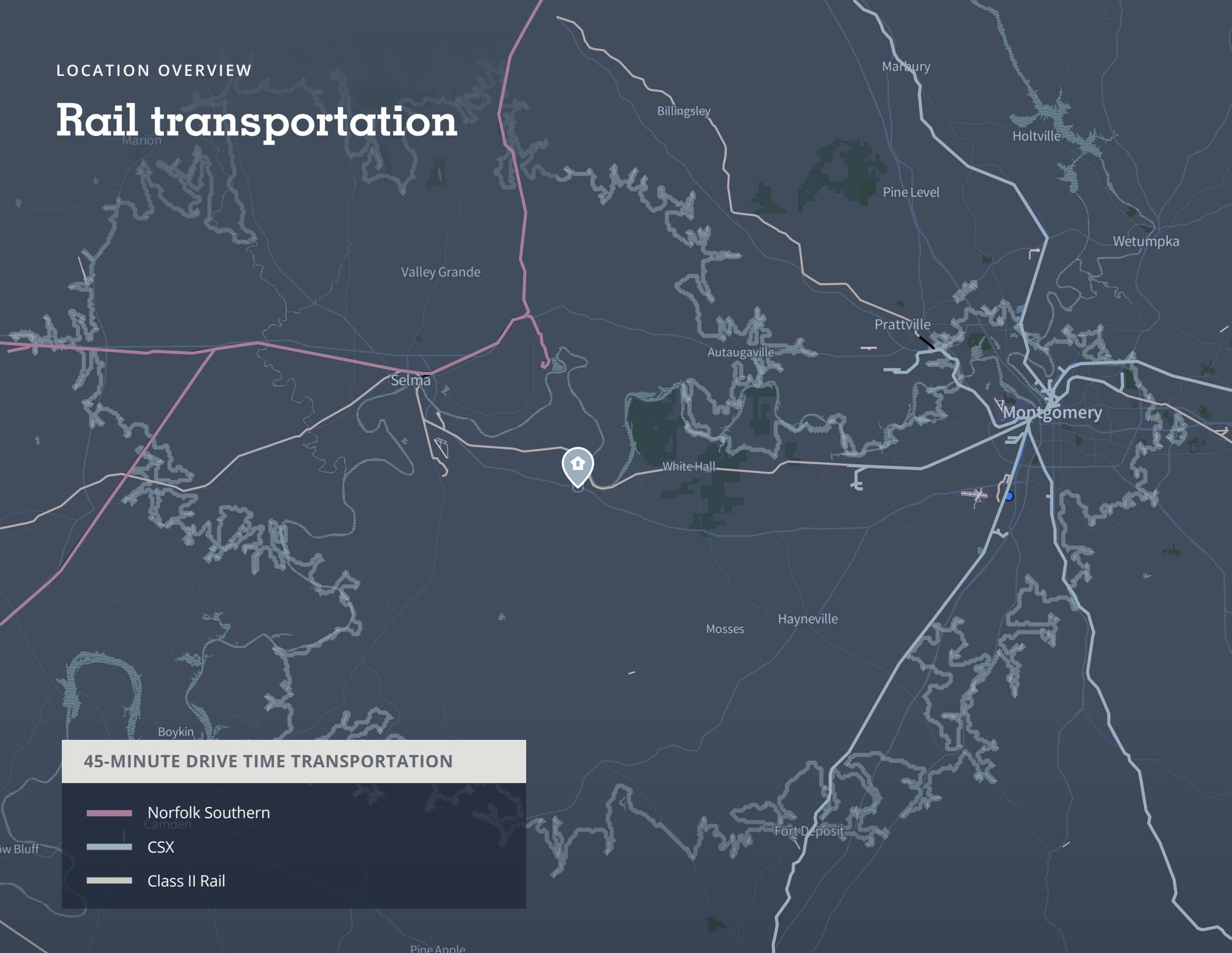
Nestled in the heart of Alabama, this facility in Tyler, AL offers unparalleled accessibility within a 180-mile radius of several major economic hubs. These include Huntsville, home to more than 400 aerospace, defense, and technology companies driving innovation in government contracting and national security; Birmingham, located just 81 miles away and serving as a key center for healthcare, education, and manufacturing; and the dynamic metropolitan market of Atlanta. This central positioning places the property at the crossroads of the Southeast's most influential employment and innovation centers.

Further strengthening its strategic appeal, the site benefits from proximity to the rapidly expanding Port of Mobile and two major Class I rail lines, providing long-term flexibility for both import and export operations as domestic manufacturing continues to reshore. This location aligns closely with the U.S. government's commitment to advancing American manufacturing through initiatives such as the National Strategy for Advanced Manufacturing, which channels billions into domestic supply chains, clean energy, and semiconductor production. Complementing these efforts, the Port of Mobile's recent \$131 million expansion—including harbor dredging to accommodate post-Panamax vessels—has increased annual capacity by 50% to 1.4 million TEUs, reinforcing Alabama's role as a critical international trade gateway. Meanwhile, Atlanta's continued rise as the Southeast's premier logistics and supply chain hub—supported by Hartsfield-Jackson International Airport, extensive rail and highway infrastructure, and a growing warehouse ecosystem—further positions Tyler as an ideal launch point for companies seeking seamless regional and global distribution.



LOCATION OVERVIEW

Rail transportation



45-MINUTE DRIVE TIME TRANSPORTATION

-  Norfolk Southern
-  CSX
-  Class II Rail



SECTION 03

Market
overview

MARKET OVERVIEW

Transportation gateway



Never more than 2 hours from a commercial airport. Major airports include Birmingham-Shuttlesworth International Airport (BHM), Huntsville International Airport (HSV), Montgomery Regional Airport (MGM), and Mobile Regional Airport (MOB).



Six interstate highways. I-10, I-20, I-59, I-85, I-65, and I-22 form a highway network in Alabama, allowing easy access to major markets.



Sixteen freight railroads. Alabama's extensive rail system carries cargo over 3,700 miles of track. The Port of Mobile operates its own terminal railroad and provides immediate access to five Class 1 railroads and four short-line railroads.



Port of Mobile. Alabama's water corridors connect to more than 15,000 miles of inland waterways in 23 states. Offering multimodal connectivity, The Port of Mobile is one of the most efficient and accessible ports in the country.

○ HSM Airport

○ BHM Airport

○ MGM Airport

Tyler, AL

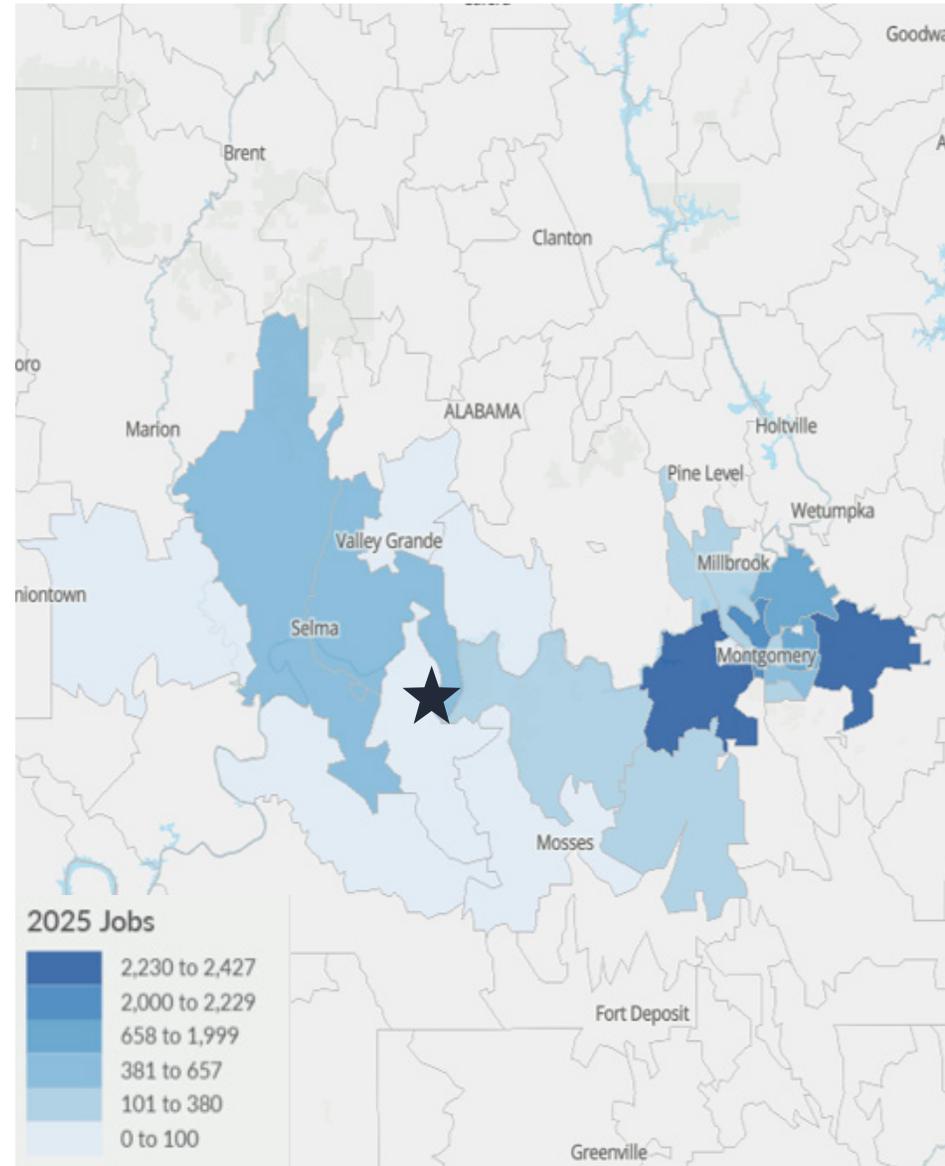
○ MOB Airport

○ Port of Mobile

MARKET OVERVIEW

Industrial labor report

(60-Minute Drive Time)	Jobs	Resident Workers	Average Hourly Wages	Average Annual Earnings
Shipping, Receiving, and Inventory Clerks	588	411	\$19.86	\$41,318
First-Line Supervisors of Transportation and Material Workers	716	512	\$29.64	\$61,659
Heavy and Tractor-Trailer Truck Drivers	2,066	1,756	\$26.91	\$55,987
Light Truck Drivers	1,021	678	\$21.36	\$44,438
Laborers and Freight, Stock, and Material Movers, Hand	3,116	2,039	\$16.89	\$35,136
Packers and Packagers, Hand	380	294	\$14.50	\$30,163
Stockers and Order Fillers	2,624	1,906	\$16.64	\$34,061



Let's connect.

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