

# RAIL SERVED INDUSTRIAL DEVELOPMENT

BIRMINGHAM, AL 35111



BUILT ON THE  
NATION'S FINEST  
FREIGHT NETWORK.

**88 ACRES**  
AVAILABLE FOR  
DEVELOPMENT

**BUILD-TO-SUIT**

CONTROL YOUR SUPPLY  
CHAIN FROM THE  
GROUND UP - YOUR WAY.

DIRECTLY ADJACENT TO THE  
NORFOLK SOUTHERN INTERMODAL  
FACILITY IN BIRMINGHAM ALABAMA

**JACK BROWN, SIOR & JOHN COLEMAN, SIOR**

1801 5TH AVENUE NORTH | SUITE 300

BIRMINGHAM, ALABAMA 35111

GRAHAMCOMPANY.COM

205.871.7100



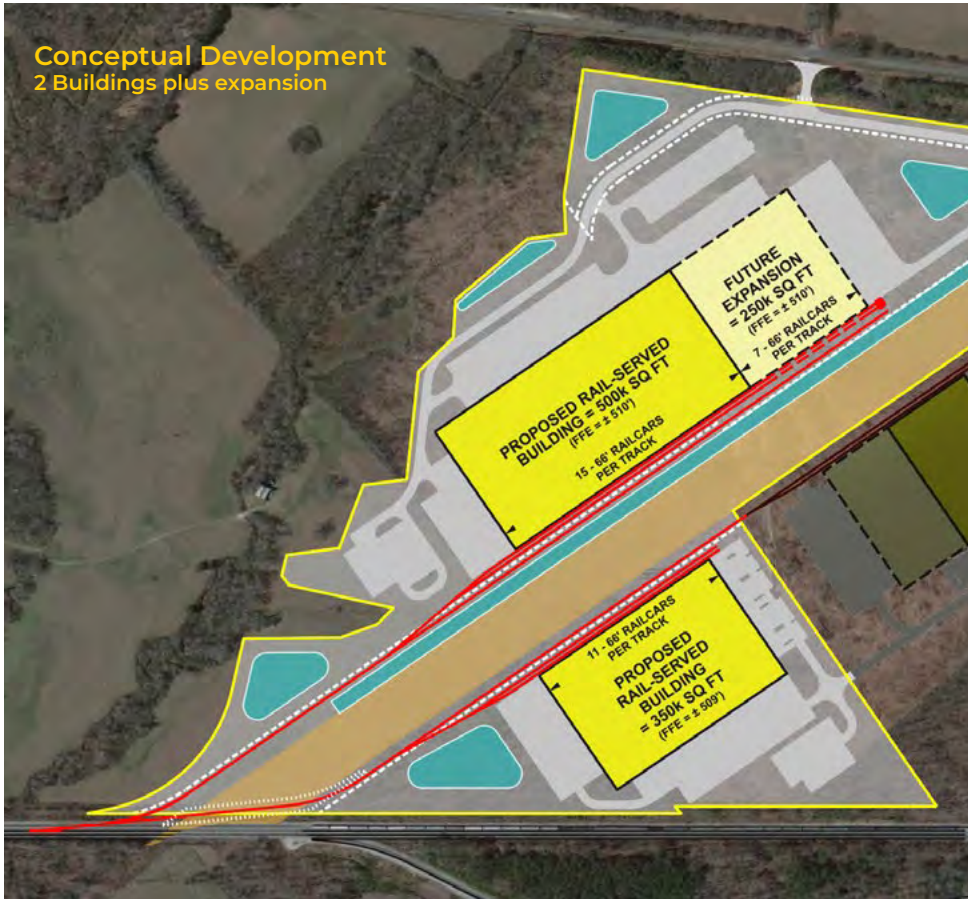




# RAIL SERVED DEVELOPMENT OPPORTUNITY

McCalla, Alabama

Conceptual Development  
2 Buildings plus expansion



## From concept to completion.

88 acres of land stands ready for your project. With up to a million SF on rail, supply chain issues are a thing of the past.

Conceptual Development  
3 Buildings







## Unparalleled Transportation Access



- Located directly across from the 1 million+ SF Smucker's manufacturing facility
- 3 miles to I-20/59
- 5 miles to Mercedes Battery Plant
- 10 miles to Mercedes Assembly Plant
- 28 miles to Birmingham/Shuttlesworth Int'l Airport
- 215 miles to Port of Mobile







**Largest Automotive**  
FRANCHISE IN THE EAST

**Largest Steel**  
FRANCHISE IN NORTH AMERICA

**260+**  
SHORT LINE CONNECTIONS

**50+**  
PORTS SERVED

**54**  
INTERMODAL TERMINALS

## The strength of Norfolk Southern just outside your door

### Value

The economic value of our service is undeniable, and our service offers a more sustainable option than other modes of transportation

### Accessibility

100 million Americans live within 50 miles of at least one of our intermodal terminals.

### Strength

A robust, well-designed route structure, and the unmatched placement of our Intermodal terminals near the heart of the U.S. economy.

### Connections

More short-line partnerships than any other Class 1 railroad, providing more options and greater reach for our customers.

### Partnerships

Close partnerships with East Coast ports that give us global scale and are growing substantially faster than their Western counterparts.

### Integrity

The best channel partners in the industry, allowing us to offer a seamless customer experience and invest together in our shared growth.

### Trust

Long-standing relationships with desirable customers who are leaders in their markets, allowing us to collaborate on logistics solutions.



**Jack Brown, SIOR**  
jackb@grahamcompany.com

**John Coleman, SIOR**  
johnc@grahamcompany.com

**205.871.7100**

GrahamCompany.com

