



LOXLEY

LOGISTICS CENTER

Colliers

31255 County Road 49 // Loxley, AL 36551

TRIPP ALEXANDER, CCIM, SIOR
+1 205 552 4343
tripp.alexander@colliers.com

JOE AZAR, CCIM
+1 205 949 2692
joe.azar@colliers.com

For Sale/For Lease/Build-to-Suit

Up To 3,000,000 SF Class A Industrial
with Available Pad Sites
and Build-to Suit Opportunities

DEVELOPMENT OVERVIEW

Loxley Logistics Center is strategically located near I-10 and HWY 59 with superb access to the entire Gulf Region

Colliers has been retained on an exclusive basis to market Loxley Logistics Center (the "Property"), an industrial real estate development just north of I-10 in Baldwin County, Alabama. The property, within the Daphne-Fairhope-Foley MSA is adjacent to both the Pensacola MSA as well as the Mobile MSA. The immediate area has experienced explosive growth since the year 2000 and is on a trajectory to keep doing so. Additionally, the Port of Mobile is in the process of improving facilities and continuing to grow capacity. Since 2002 over \$1.4 billion has been invested into port improvements.

Utilities + Zoning



UTILITIES

- Electricity is provided by Baldwin EMC and is currently at the site.
- Water is provided by the City of Loxley and is currently at the site.
- Sewer is provided by the City of Loxley and will be extended from Industrial Park Drive. New developments under review may accelerate the sewer extension.



ZONING

- Loxley Logistics Center is located within the City of Loxley boundaries.
- The property is zoned M-1 for industrial use.



Development Highlights

- Fully entitled property in development phase allowing for tenant preferences
- Direct access to I-10 as well as access to I-65 just 25 miles away.
- Option for single or multi tenant building

245 **316** **435**

miles to
Birmingham

miles to
Atlanta

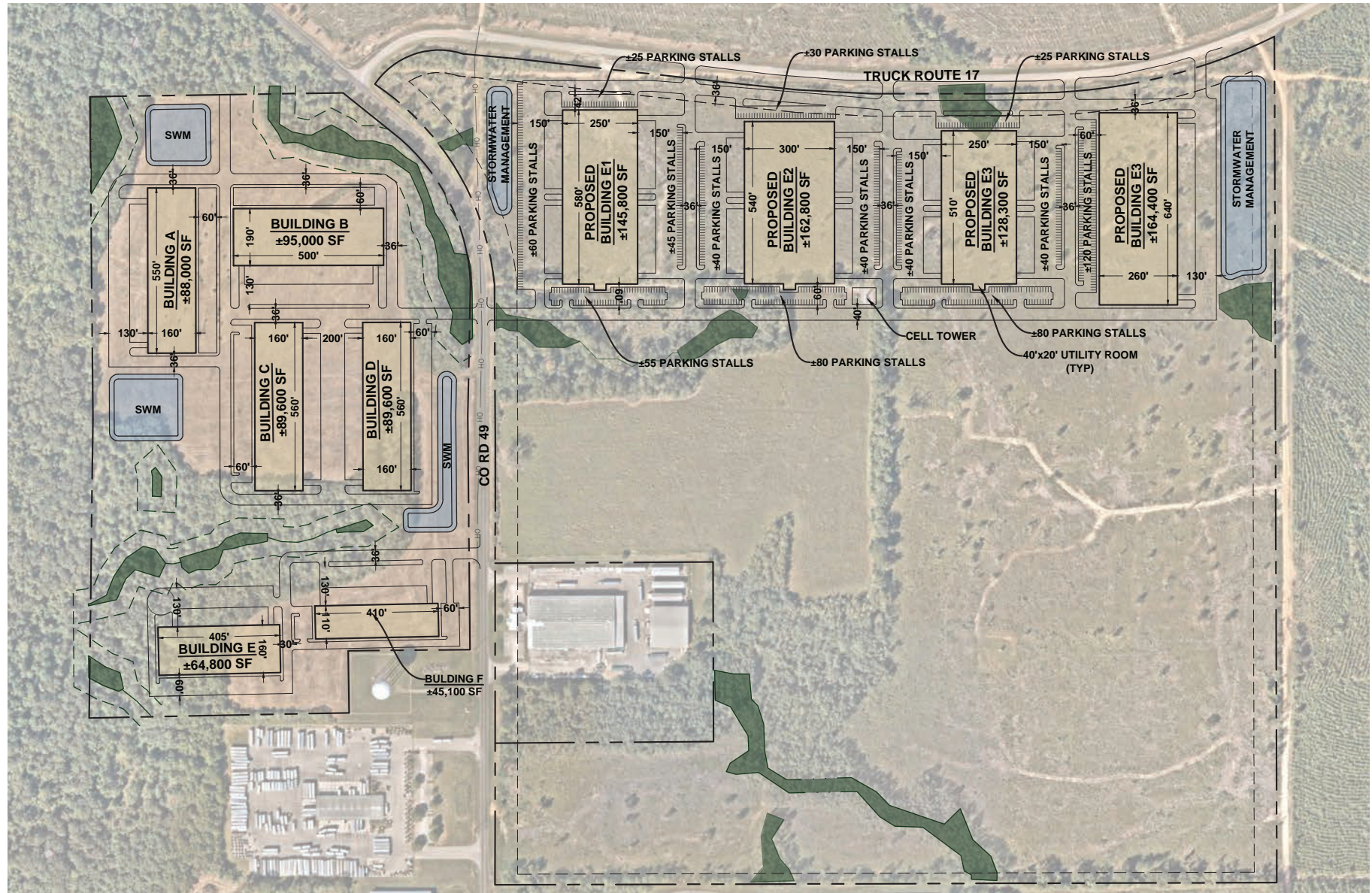
miles to
Nashville

CLASS A SPECIFICATIONS



Building	E-1	E-2
Space Available	145,800	162,800
Clear Ceiling Height	36'	36'
Bay Spacing	54'x43'	54'x45'
Speed Bay	54'x43'	54'x45'
Configuration	Cross-Dock	Cross-Dock
Building Depth	580'x250'	540'x300'
Auto Parking	185	190
Trailer Parking	Per Tenant Spec	Per Tenant Spec
Sprinklers	ESFR	ESFR
Slab	7"	7"
Roof	TPO	TPO
Dock Doors	32	32
Drive-In Doors	8	8
Exterior Walls	Concrete Tilt-up Panels	Concrete Tilt-up Panels
Lighting	Per Tenant Spec	Per Tenant Spec

Cross Dock Configuration with Trailer Parking



LOCATION AERIAL

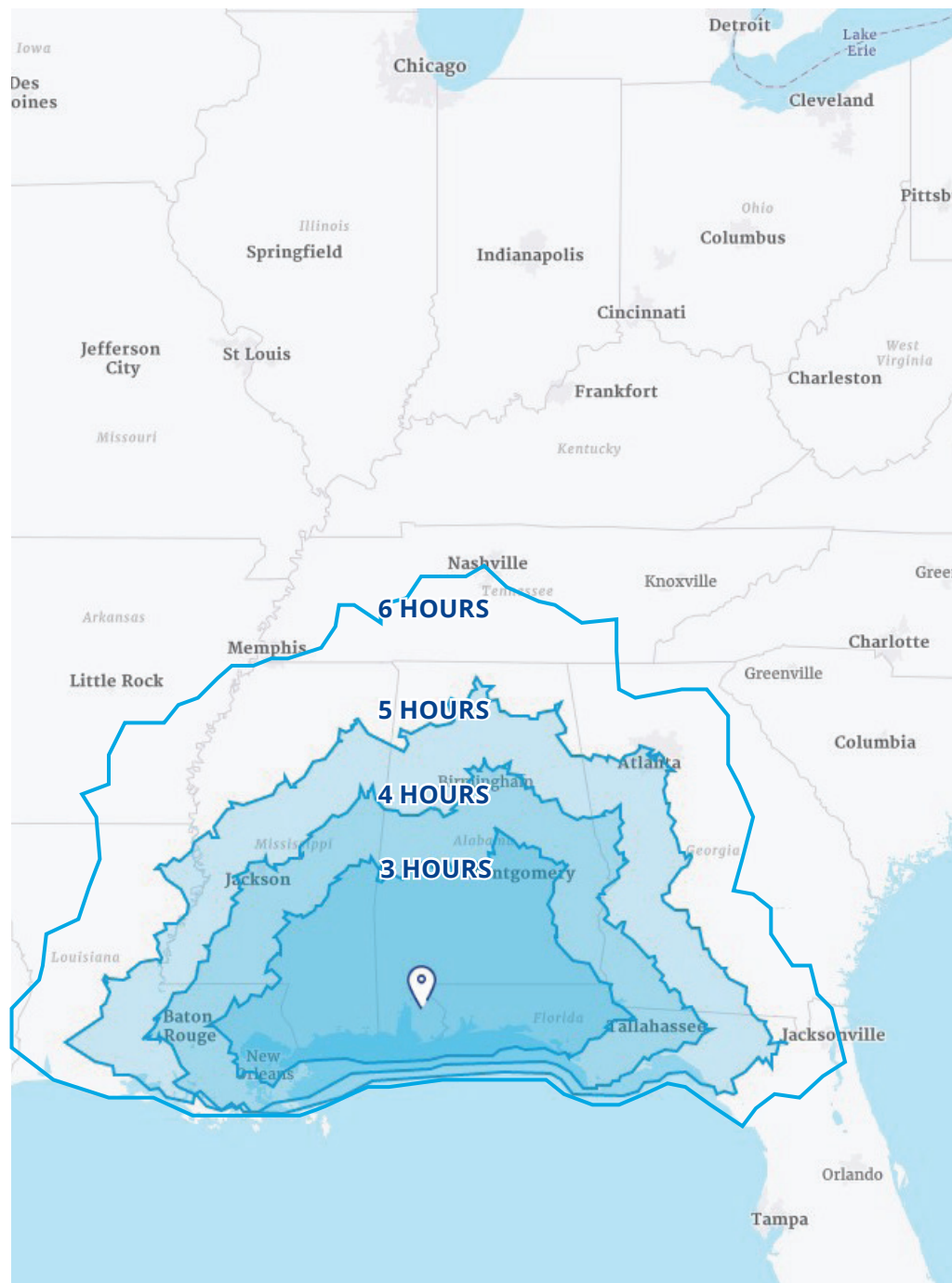




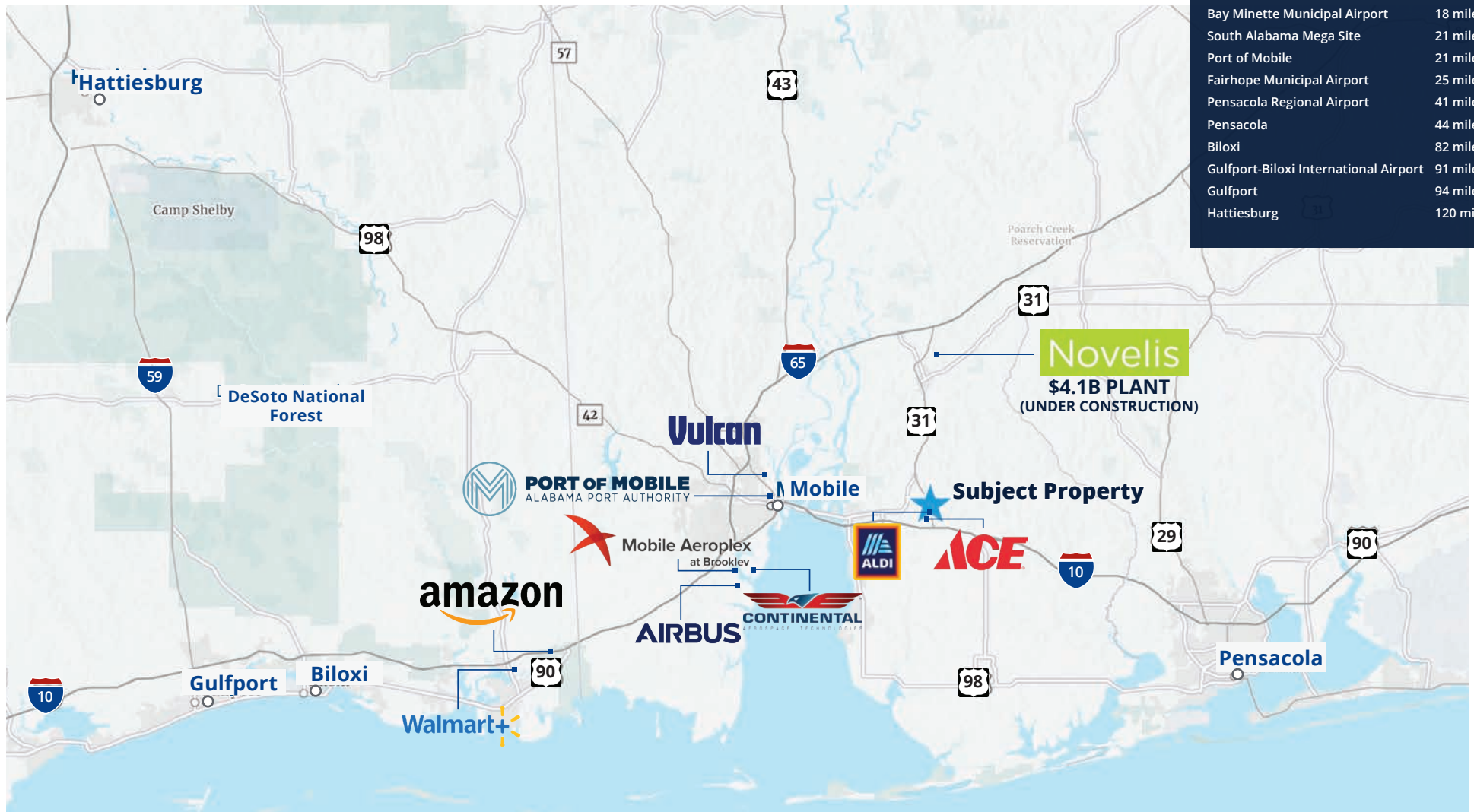
Location

With unparalleled access to major population centers within the eastern half of the United States, the site is within 6 hours of New Orleans, Memphis, Birmingham, Nashville, Atlanta, & Jacksonville, as well as other larger markets Charlotte, Columbus, and Louisville, granting access to over millions of consumers.

Drive Time	Number of Businesses	Number of Consumers
3 Hours	194,919	4,947,470
4 Hours	348,527	8,958,543
5 Hours	471,389	12,549,527



REGIONAL MAP



LABOR OVERVIEW

Baldwin County, Alabama

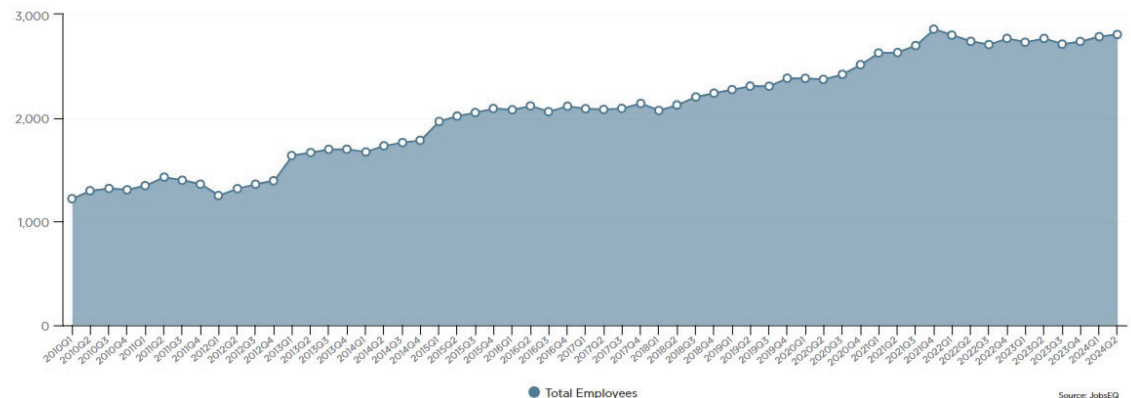
- Baldwin County has a lower unemployment rate than the United States overall and for all 16 major occupation groups
- Baldwin County Ranks 10th of 203 small U.S. metropolitan statistical areas (MSAs) in the overall ranking for Best Small Places for Business and Careers
- 2.3% Manufacturing Union Membership, compared to 8.4% U.S.
- Baldwin County has a larger percentage of residents with college degrees than the US average.
- EMSI ranked Baldwin County as Alabama's leader for Workforce Talent Attraction for the third straight year.
- 84% growth in Baldwin County's Transportation and Warehousing sector jobs since 2010
- Baldwin County ranks in the top 13 percent of 3,110 U.S. counties for the Innovation Index

Baldwin County Workforce

Demographic Data

	2002 POPULATION	2012 POPULATION	2022 POPULATION (CENSUS ESTIMATES)	POPULATION GROWTH (20 YEARS)
Baldwin County	147,957	190,145	245,617	66%
Alabama	4,486,508	4,815,588	5,074,296	13%
United States	288,368,698	315,993,715	339,996,563	17%

Baldwin County's Transportation and Warehousing Job Growth





LOXLEY

LOGISTICS CENTER

TRIPP ALEXANDER, CCIM, SIOR

JOE AZAR, CCIM

+1 205 552 4343

tripp.alexander@colliers.com

+1 205 949 2692

joe.azar@colliers.com

Colliers

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.