

12068 Upper Hull Road

Tuscaloosa, AL 35474

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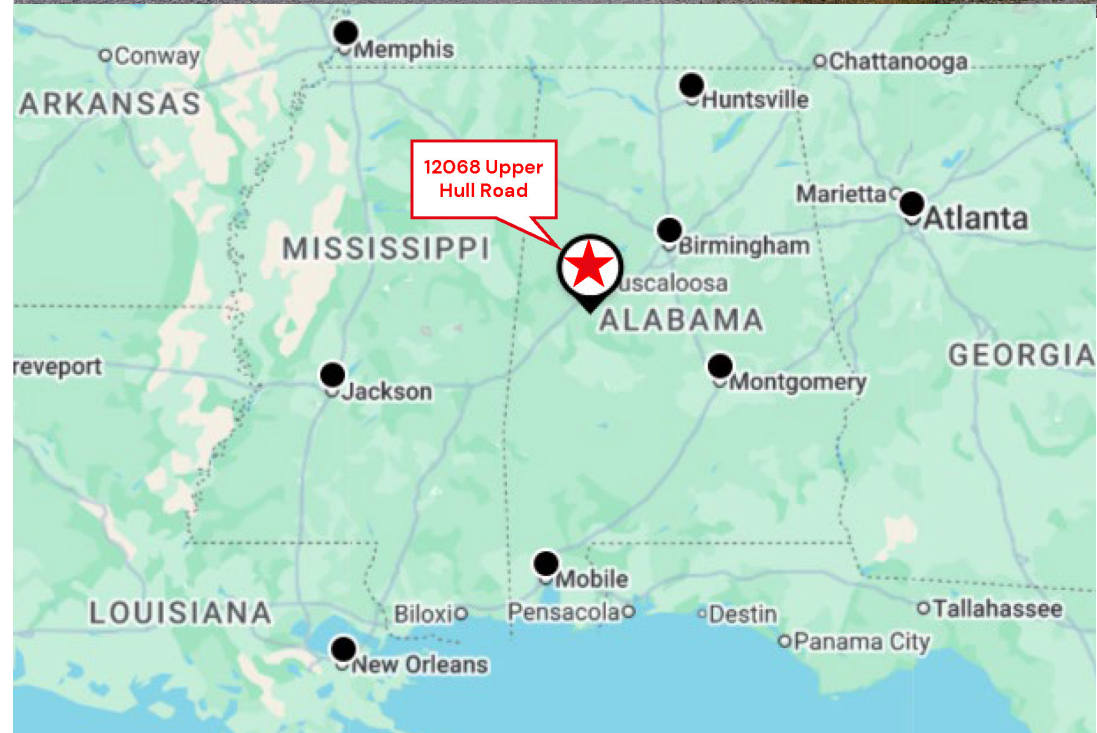
Property Highlights

- ±201-acre industrial site with ±135 acres fully fenced and stabilized
- ±186,000 SF total improvements (136,000 SF warehouse + 50,000 SF contiguous metal shed)
- Rail-served via Norfolk Southern spur with active switch
- Site fully graded, compacted, and graveled for heavy industrial use
- Ideal for industrial outdoor storage (IOS) manufacturing, trans load, or logistics operations
- Former FTZ-configured site (potential reactivation opportunity)
- Strategic Tuscaloosa location near Mercedes-Benz plant and I-20/59 corridor

Building Specs

- 28' - 36' ceiling height
- 12" reinforced concrete slab for heavy-load capacity
- LED lighting
- Sprinkler infrastructure in place
- Grade level loading
- 85' x 25' column spacing

Sales Price:
\$15,100,000



Commercial Real Estate

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Institutional-Scale IOS with Direct Rail Access

The Property represents a rare opportunity to acquire a **large-scale, fully improved asset with direct rail service**. With approximately **135 acres already fenced, stabilized, and operational**, the site offers immediate functionality for users while maintaining expansion potential.

The combination of **scale, infrastructure, and rail connectivity** positions this asset as one of the most competitive IOS offerings in the Southeast.

IOS Key Advantages

- ±135 acres of fully improved yard (graded, compacted, graveled, and fenced)
- ±201 total acres allowing for future expansion or additional development
- Configured for heavy industrial use and high-volume storage
- Proven functionality for vehicle, equipment, or bulk storage (prior FTZ use)
- Immediate occupancy with minimal additional capital required

Rail-Served Industrial Capability

This site is uniquely equipped with a **direct Norfolk Southern rail spur, including an active switch**, providing a critical logistical advantage for users requiring multimodal capabilities.

Rail access significantly enhances the property's utility for **transporting, bulk material handling, and manufacturing operations**, while also reducing long-term transportation costs.

Rail Highlights

- Direct Norfolk Southern rail spur into the site
- Active rail switch in place
- Supports trans load and rail-to-truck operations
- Ideal for bulk commodities, automotive logistics, and industrial users
- Differentiated asset in a market with limited rail-served IOS supply

Few assets in the Southeast offer the **combination of large contiguous acreage, fully improved yard, and active rail service**. This Property provides users and investors with a **plug-and-play IOS platform** capable of supporting a wide range of industrial uses with long-term scalability.



Tuscaloosa, Alabama

Located in Tuscaloosa, Alabama, the Property benefits from a **strategic position within one of the Southeast’s most important manufacturing and logistics corridors**. The region has experienced sustained industrial growth driven by automotive production, manufacturing, distribution demand, and proximity to major transportation routes.

Tuscaloosa serves as a critical node between **Birmingham, Montgomery, Mobile, Jackson, MS, New Orleans, LA and Atlanta, GA** , providing efficient access to regional and national markets.

Automotive, Manufacturing and Energy Hub

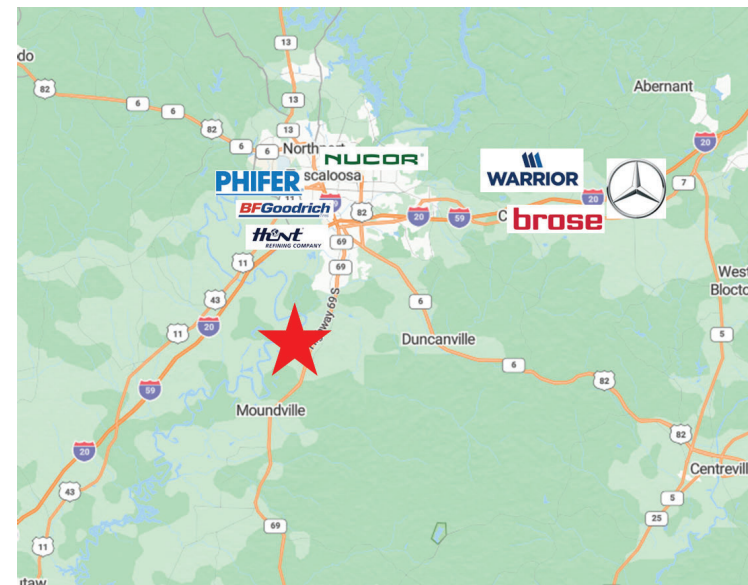
Tuscaloosa is anchored by **Mercedes-Benz U.S. International (which recently announced an additional \$4 billion investment its plant)**, one of the largest automotive manufacturing facilities in the Southeast, along with a strong network of Tier 1 and Tier 2 suppliers, **Nucor Steel, Phifer Incorporated, Warrior Met Coal, and Hunt Refining Company**.

This industrial ecosystem drives consistent demand for:

- Equipment and parts storage
- Supplier staging and overflow space
- Vehicle storage and regional logistics operations

The Property offers excellent connectivity to major transportation infrastructure:

- Access to I-20/59 corridor, linking Birmingham, Atlanta, and Mississippi
- ~50 miles to Birmingham, Alabama’s largest industrial and logistics market
- Proximity to regional rail and freight networks
- Central location for distribution across the Southeast



Labor & Economic Drivers

Tuscaloosa provides access to a stable and growing labor pool, supported by both its industrial, **University of Alabama, Stillman College, Shelton State Community College, and the Alabama Industrial Development Training (AIDT)**



Workforce Highlights

- Access to a highly trained and industry-aligned workforce pipeline
- Supported by The University of Alabama, Shelton State, and Stillman College
- ~100,000+ regional labor force with steady workforce participation
- Strong presence of manufacturing, logistics, and industrial labor talent

Workforce Development & Training Infrastructure

- AIDT (Alabama Industrial Development Training) provides custom, no-cost workforce training programs
- West AlabamaWorks! connects employers with regional workforce pipelines
- Alabama Technology Network delivers technical training, engineering support, and process improvement services
- Local schools offer career technical education and apprenticeship pathways

Ideal Market for IOS & Rail-Served Assets

- Ongoing industrial, manufacturing and automotive demand
- Limited supply of large, improved outdoor storage sites
- Increasing need for logistics overflow and equipment storage
- Strategic positioning within the Southeast supply chain network

/ 12068 UPPER HULL ROAD

FOR SALE: ONE OF THE LARGEST OUTDOOR STORAGE + RAIL OPPORTUNITIES IN THE SOUTHEAST

West Alabama Highway Project

The project will add lanes to U.S. Highway 43 and State Route 69 to provide a four-lane divided highway from Thomasville to Moundville. This will complete a four-lane highway corridor of roughly 200 miles connecting Mobile and Tuscaloosa.



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	Tuscaloosa 25 minutes
	Birmingham 1 hour 20 min
	Montgomery, AL 2 hours
	Huntsville, AL 3 hours
	Jackson, MS 3 hours 15 min
	Mobile, AL 3 hours 45 min
	Atlanta, GA 3 hours 45 min
	Memphis, TN 4 hours 30 min
	New Orleans, LA 5 hours



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Commercial Real Estate Is Complex. We Simplify It.



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