



**PORT CITY  
COMMERCE PARK**

# ±67.9 ACRES CLASS A INDUSTRIAL OPPORTUNITY

BUILD-TO-SUIT OPTIONS FROM 200,000 SF TO 1.2M SF  
MOBILE, ALABAMA



Leasing by:



Jones Lang LaSalle Brokerage, Inc.

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A development by:



**JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**

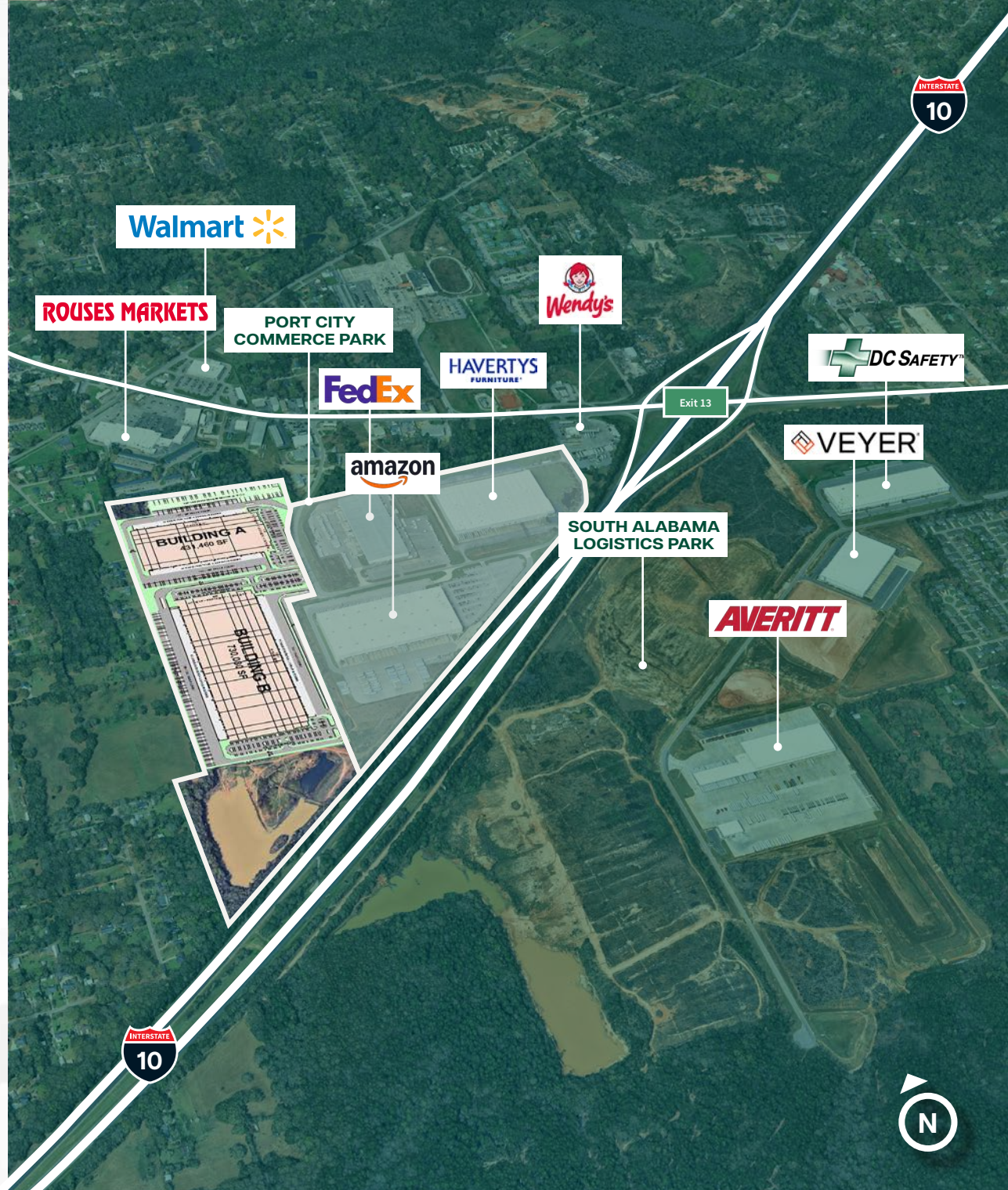
Part of The **Johnson** Group

# Development Features

Located north of I-10 in Mobile County, **Port City Commerce Park** is a Class A master planned industrial park situated in Foreign Trade Zone #82 with immediate access to I-10 and an easy dray to all port facilities in Mobile. The park has already seen  $\pm 900,000$  SF of development, with additional capacity for another  $\pm 1.2$  million SF at full build out. Currently, the site features a rough graded pad ready for a  $\pm 431,000$  SF building and is fully entitled and shovel ready for development. Key infrastructure advantages include off-site regional detention and dual traffic signals serving the park from Theodore Dawes Road, ensuring optimal traffic flow.

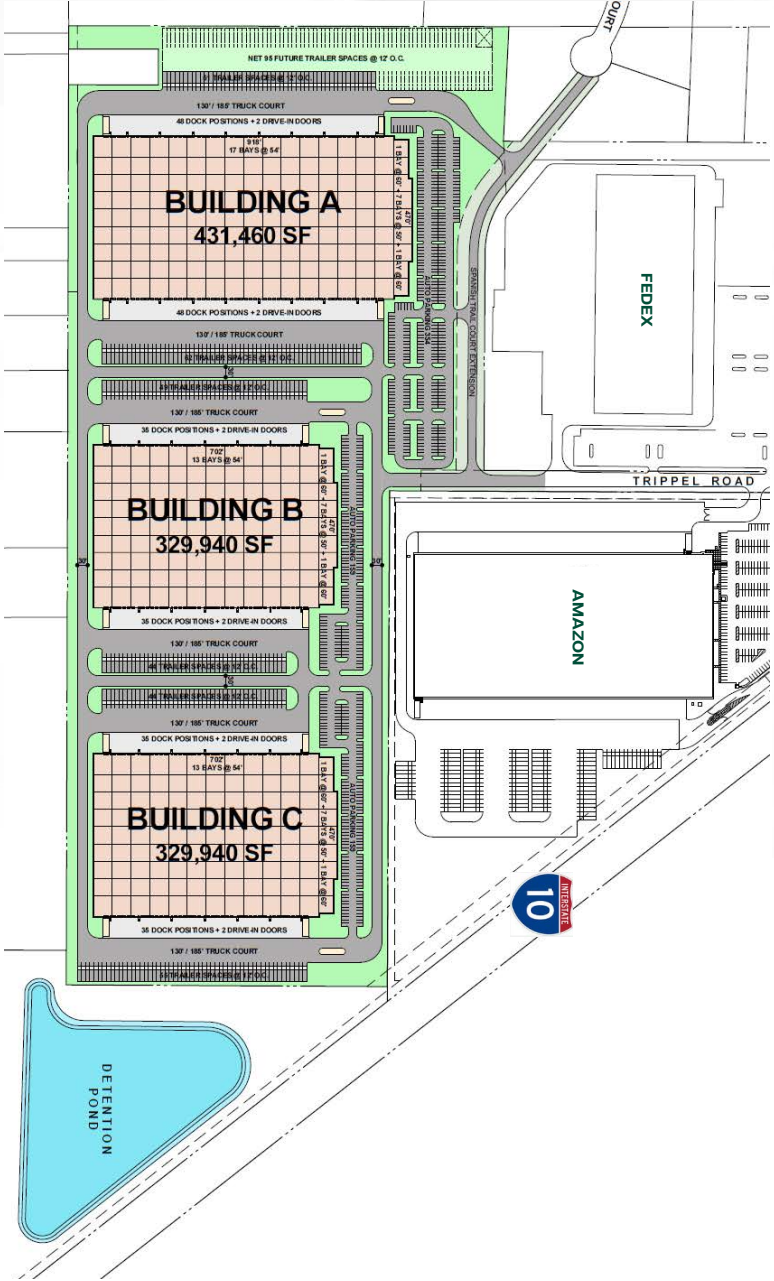
## SITE HIGHLIGHTS

- 158 Acre Class A Industrial Park located North of I-10
- Located in Foreign Trade Zone #82 subzone
- $\pm 150'$  above sea level
- Favorable geotechnical and soil conditions
- Convenient Employee Amenities



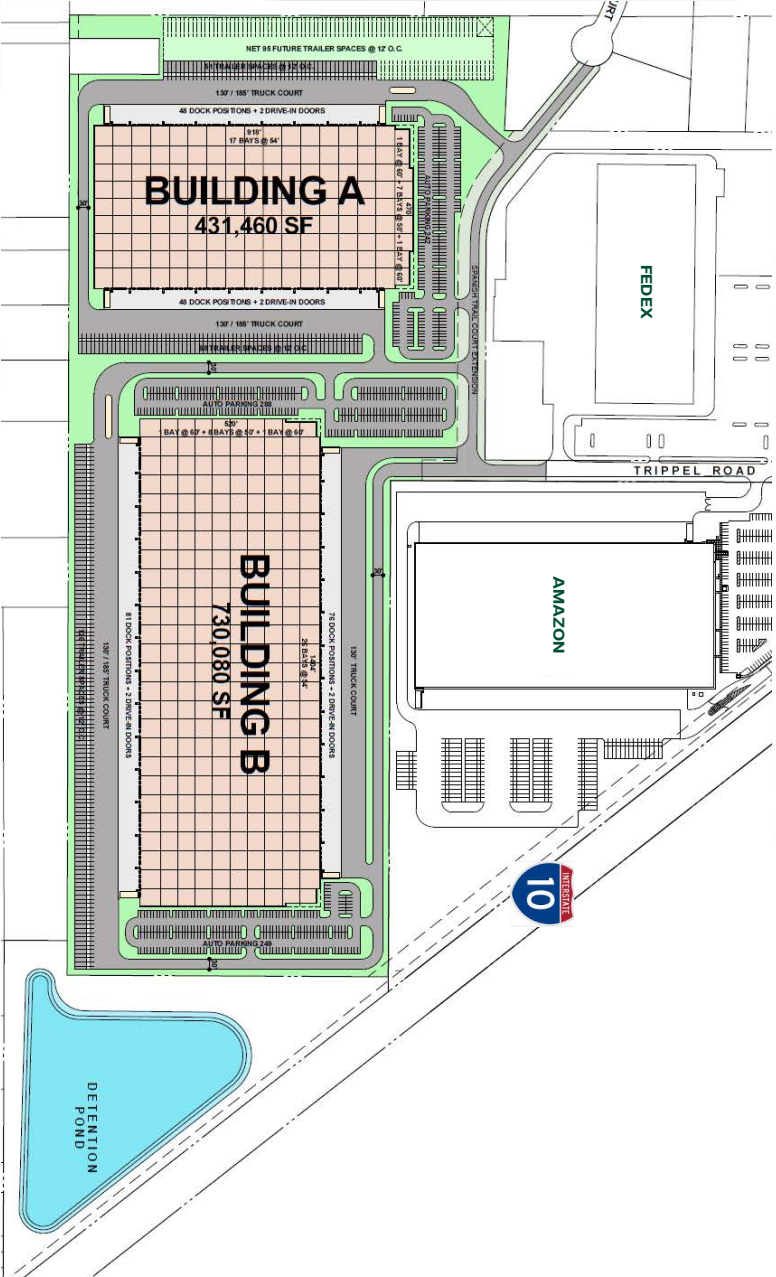
# Conceptual Site Plan

## CONCEPT A



# Conceptual Site Plan

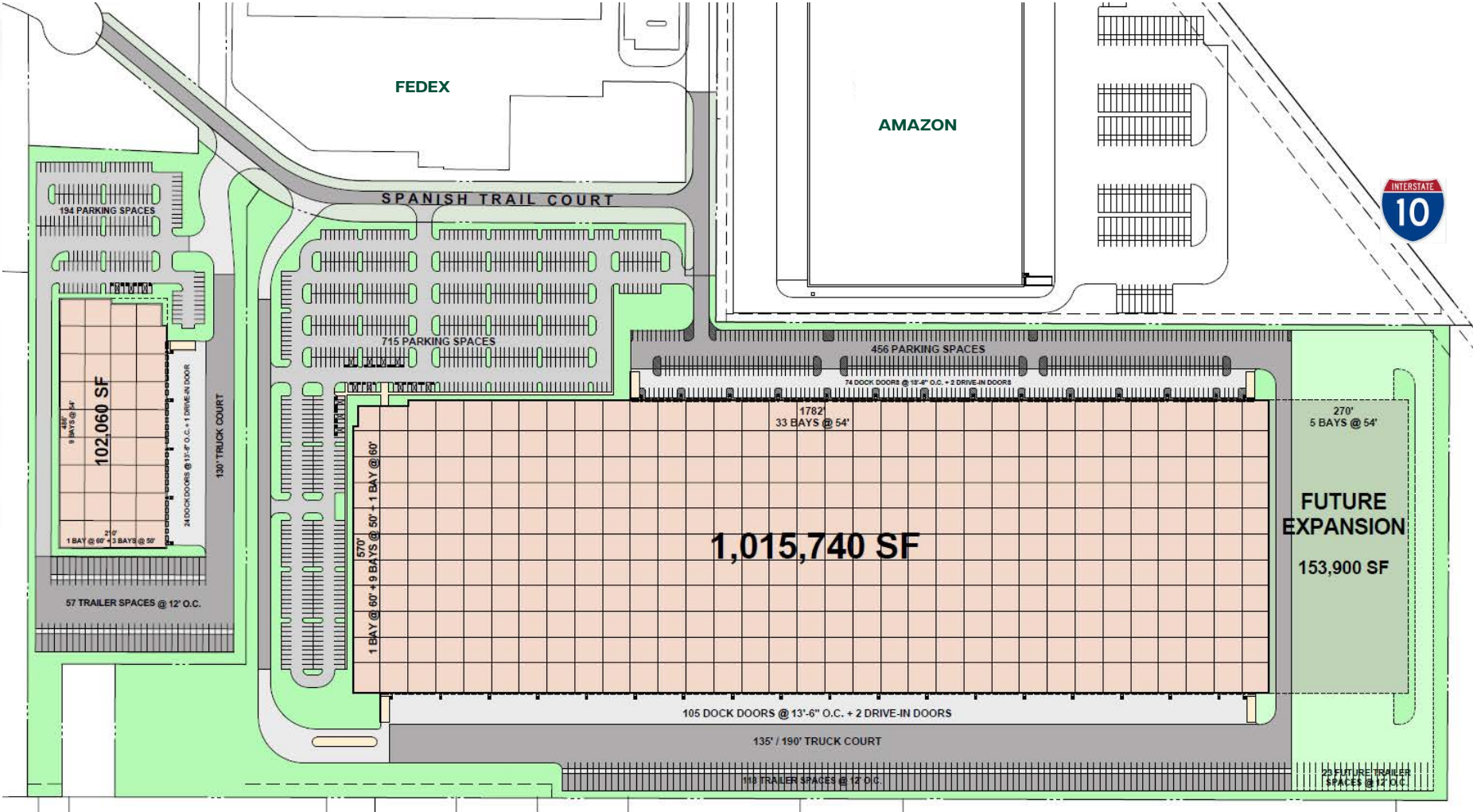
## CONCEPT B





# Conceptual Site Plan

## CONCEPT D



# Strategic Location on Central Gulf Coast

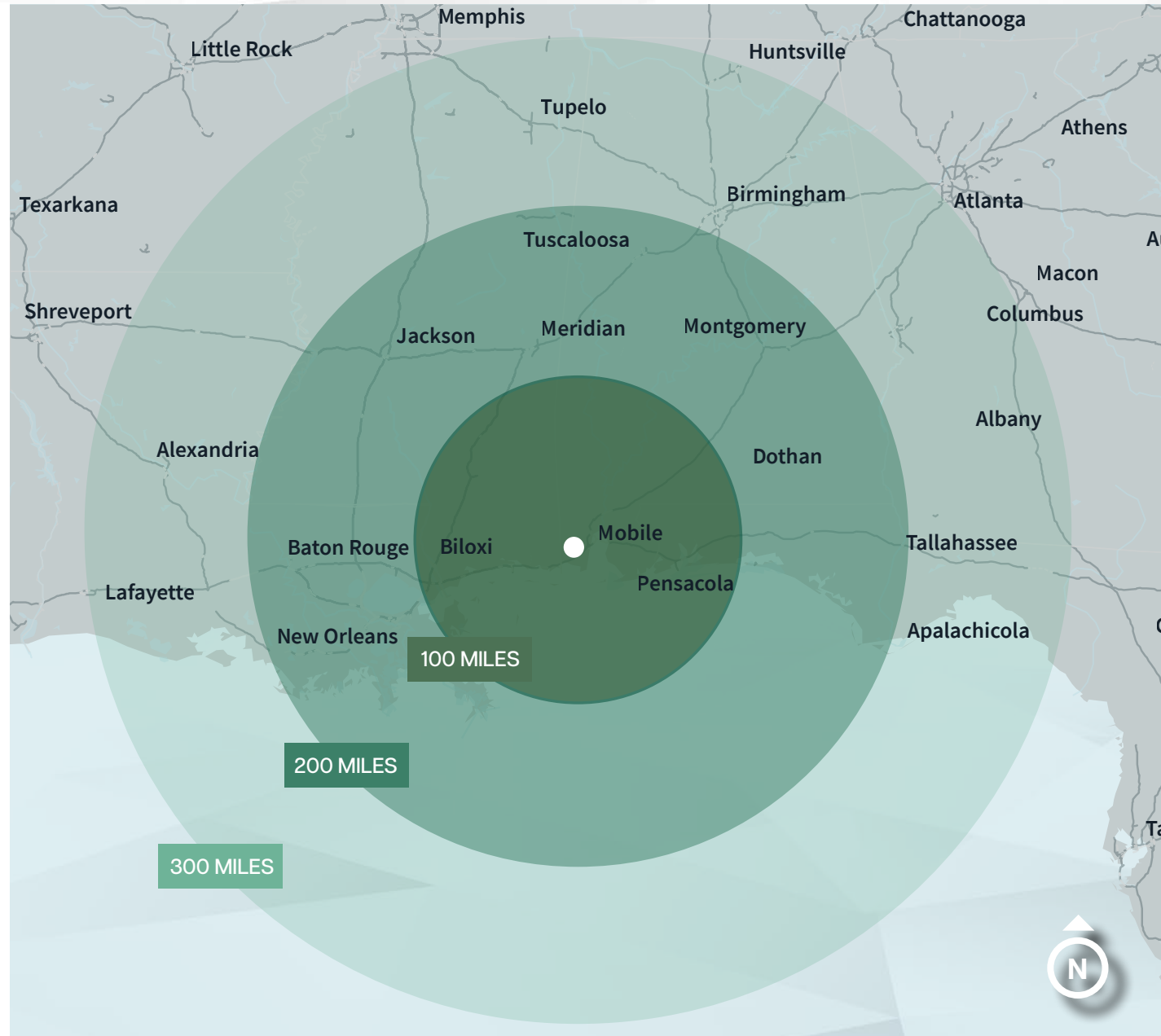
This site offers strategic proximity on the Central Gulf Coast, making it an excellent location for logistics, distribution, or businesses requiring convenient air transport access.

## DISTANCE / DRIVE TIME

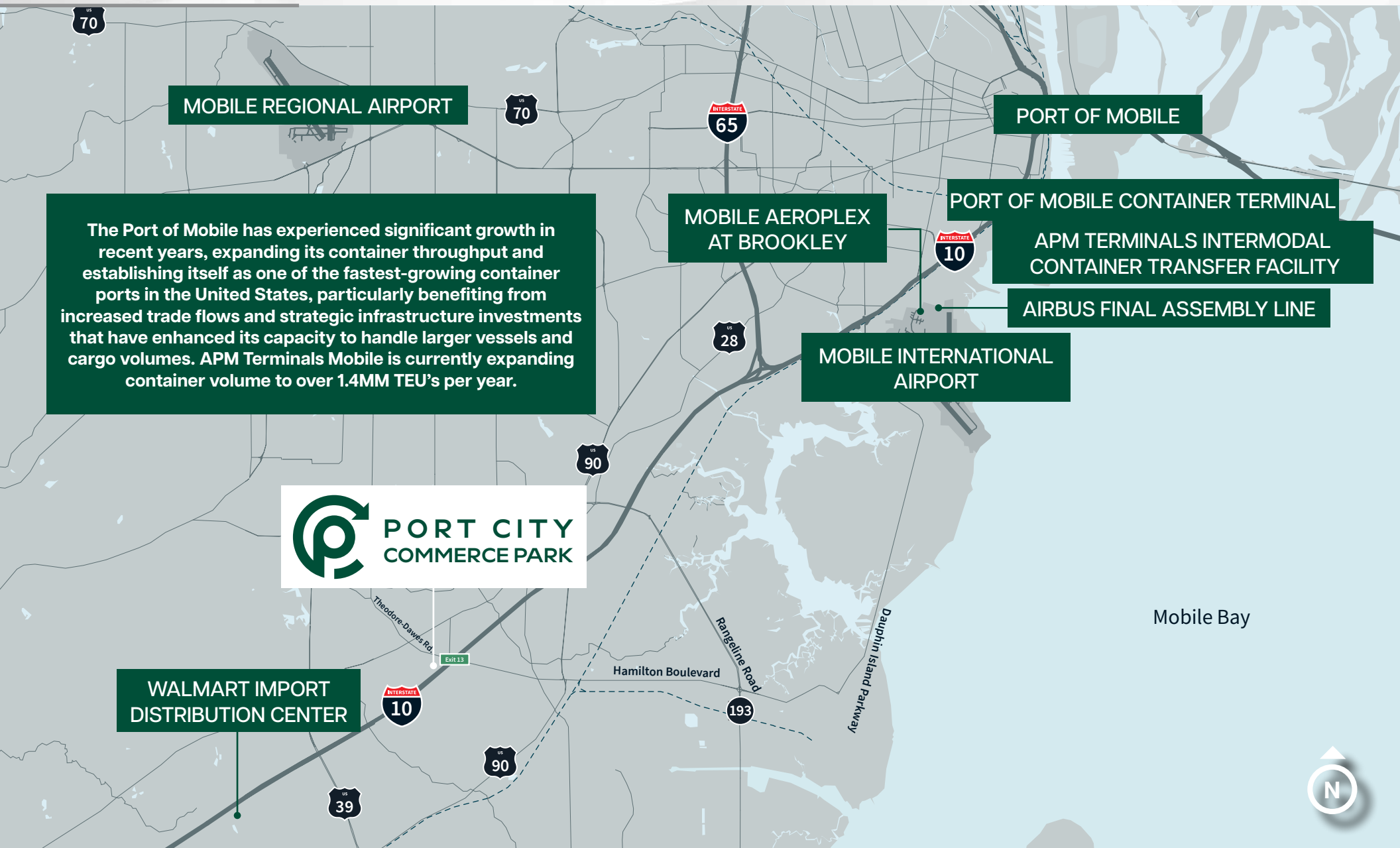
PORT OF MOBILE  
CONTAINER TERMINAL  
**13 miles / 12 mins**

APM TERMINALS  
INTERMODAL CONTAINER  
TRANSFER FACILITY  
**12 miles / 11 mins**

MOBILE INTERNATIONAL  
AIRPORT  
(OPENING 2026)  
**11 miles / 10 mins**



# Regional Access



# Mobile's Multi-Modal Capabilities

## ***INTERSTATE HIGHWAY ACCESS***

Strategic location at the intersection of I-10 and I-65, providing direct connections to major markets across the Southeast, Midwest, and Southwest

## ***INTERMODAL TRANSPORTATION***

New intermodal rail capabilities connecting ocean shipping, trucking, and rail freight for seamless cargo transfer and distribution

## ***PORT OF MOBILE CONTAINER TERMINAL***

Deep-water port facilities offering containerized cargo, bulk handling, and breakbulk services with direct access to 14 states via 1,500 miles of navigable waterways

## ***RAIL CONNECTIVITY***

Five (5) - Class I railroads with access through BNSF and CSX, that serve Mobile and connect with the new APM Terminal Intermodal Container Transfer Facility

## ***AIR CARGO ACCESS***

Proximity to Mobile International Airport and easy access to major cargo hubs in Atlanta, Memphis, and New Orleans

## ***INLAND WATERWAY SYSTEM***

Direct connection to the Tennessee-Tombigbee Waterway, providing barge access to 16,000 miles of navigable rivers reaching 33 states



**For more information and leasing inquiries, please contact:**

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