



16504 COUNTY ROAD 150
COURTLAND, AL

AVAILABLE FOR SALE
FULLY DEVELOPED INDUSTRIAL SITE



3525 Piedmont Road, NE
Building 8, Suite 510
Atlanta, GA 30305
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.

PROPERTY HIGHLIGHTS

- **Total Acres for Sale: 1,806 Acres**
- Fully developed industrial site with heavy utility capabilities and capable of accommodating major manufacturing facility.
- Norfolk Southern rail service available on site. There are approximately 40,000 linear feet of track on site with the switch still in place and in good condition.
- Approximately 6,400 feet of frontage on the Tennessee River, including a barge dock designed to accommodate up to seven standard barges.
- Direct withdrawal of process water from the Tennessee River. Currently permitted for up to 50,000,000 GPD.
- TVA was the original supplier to a 120- megawatt substation. Currently Joe Wheeler EMC can supply up to 10 MW with the potential of adding a second circuit and supplying up to 20 MW. Initial discussions have been had with TVA regarding the ability to add more capacity to the site. TVA will work directly with buyer to address its power needs.

CONTACT

David Barber

Senior Vice President

678.296.5100

dbarber@binswanger.com

Dan Stubbs

Senior Vice President & Partner

404.822.7624

dstubbs@binswanger.com

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

- SIZE:** The entire site consists of approximately 1,806 acres of a fully developed, but decommissioned, industrial site with over a mile of river frontage.
- NUMBER OF BUILDINGS:** Eight main support buildings totaling approximately 120,000 SF. The buildings include the administration building, maintenance buildings, water treatment and sewer treatment facilities, and storage, plus fire and security buildings. See Exhibit A for more details on the buildings' sizes, dimensions, and construction.
- DATE OF CONSTRUCTION:** The site was originally developed by Champion Paper. Construction started in 1967 and operations started in 1971. It was expanded in 1977-1979, and again in 1990-1993. The facility was acquired by International Paper Company in 2000 and operated until February 2014. Following the cessation of production the following milestones were met:
- | | |
|--------------------------------|-----------|
| Cleaned production facilities: | 2014 |
| Equipment removal: | 2014-2018 |
| Asbestos removal: | 2017 |
| Demolition: | 2017-2020 |
| Environmental Closure: | 2021-2024 |
- POWER:** Tennessee Valley Authority was the original supplier to a 120-megawatt substation. Because of the size of the load the electrical service was originally a direct buy from TVA.
- Currently Joe Wheeler EMC can supply up to 10 MW with the potential of adding a second circuit and supplying up to 20 MW. Loads of over 100 MW would likely be direct serve from TVA with substation upgrades needed. Initial discussions have been had with TVA regarding the ability to add more capacity to the site. TVA will work directly with buyer to address its power needs.
- NATURAL GAS:** Two suppliers provide dual on-site gas supply feeds (2). Suppliers are Northwest Alabama Gas District and Black Bear Transmission, LLC . The underground supply lines are still pressurized up to the on-site gas station.

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

- PROCESS WATER:** Direct withdrawal from the Tennessee River. Currently permitted for up to 50,000,000 GPD.
- POTABLE WATER:** West Morgan East Lawrence system. Currently there is 1" meter on Alabama Highway 150 with a 1-1/2" PVC line supplying the Administration Building sized for 50 GPM.
- The previous operation had a 6" and 4" flowmeter supplying the facilities. These fed a 6" underground line (still in place) that supplied the potable water system for the various buildings on site. Maximum sustained supply was 500 GPM during high usage times.
- The main headers around the site are an 8" on Highway 150 and also an 8" on Spring Creek Road. These potentially could supply approximately 1 MGD. Pressure is approximately 110 psig. Higher amounts are possible with new lines installed from the treatment plant.
- SEWER:** The on-site sewer system originally treated all waste discharges that were treated using clarifiers and activated sludge, then proceeded through a series of ponds for settling and aeration before being discharged into the Tennessee River.
- Currently a septic tank system handles the limited discharge from the office building.
- OFFICE FACILITIES:** An approximate 35,000 SF two-story office facility was used as the original administration building and is still currently in use by remaining staff on site.
- NETWORK FIBER:** Currently AT&T provides a single 10M private link MPLS circuit to the facility.
- Flash Fiber offers a fiber network in the region with security credentials approved by the U.S. government. The system will be functional in the next year. Dark fiber can be installed for a customer with advanced planning.
- PARKING:** Extensive on-site paved and lighted parking facilities for both hourly and office workers are still in place, but most areas are no longer in active use.

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

- BARGE FACILITIES:** This site has approximately 6,400 feet of frontage on the Tennessee River. There is a barge dock that is designed to accommodate up to seven standard barges. In addition to a road serving the barge facility, there is a rail spur that extends to the dock. The barge was constructed in 1999 and was used for off-loading chips and bark.
- RAIL:** Norfolk-Southern is the rail service available on site. There are approximately 40,000 linear feet of track on site. The switch is still in place.
- SECURITY:** Multiple security houses are at each entrance.
- ZONING:** No zoning requirements in this location
- FORMER USE:** Paper manufacturing
- TRANSPORTATION:** US Hwy 72 provides east-west access to the site and I-65 (21 miles to the east). Alabama Hwy 157 also provides southerly access to I-65 (45 miles). Both are 4 lanes.
- Commercial air service is available at Northwest Alabama Regional Airport in Florence, AL (25 miles), Huntsville International Airport (35 miles), Birmingham International Airport (101 miles) or Memphis International Airport (164 miles). General aviation air service can also be accommodated at the local Courtland Airport with two 5,000 ft runways. 100LL fuel is available.

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

Office Building – Locker Room Complex:

- Approximately 35,000 SF
- 150' x 200'
- Steel frame and brick construction

Capital Spares Warehouse:

- Approximately 40,397 SF
- 400' long x 100' wide
- Steel construction

Main Maintenance Building:

- Approximately 14,600 SF
- 244' long x 60' wide
- Steel construction, clear span
- Two 25-ton overhead bridge cranes

Fire Truck Garage:

- Approximately 10,900 SF
- 199' long x 53' wide
- Steel construction

Maintenance Shop:

- Approximately 1,968 SF
- 41' x 48' wide
- Steel frame

Used Oil Storage Building:

- Approximately 2,900 SF
- 40' x 73'
- Steel construction

Waste Treatment Maintenance Building:

- Approximately 9,600 SF
- 120' x 80'
- Metal frame construction

Shop Building:

- Approximately 2,500 SF
- 61' x 41' wide
- Steel frame

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

BUILDING PHOTOS:



Looking Southeast:



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition prior sale, leasing or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

Looking East:



Looking North:



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition prior sale, leasing or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**INTERNATIONAL PAPER SITE
16504 COUNTY HIGHWAY 150
COURTLAND (LAWRENCE COUNTY), ALABAMA 35618
1,806-ACRE INDUSTRIAL SITE WITH FULL UTILITIES, BARGE FACILITIES,
AND RAIL SERVICE**

SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition prior sale, leasing or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.