

# REAL PARK

168,480 SF FOR SALE  
READY FOR IMMEDIATE OCCUPANCY

REGIONAL EAST ALABAMA  
LOGISTICS PARK



[VIEW WEBSITE](#)

MASTER PLANNED, CLASS A INDUSTRIAL PARK, ±7.0M SF ON ±700 ACRES

**NAI**  
Brannen  
Goddard

**WESLEY BUDD**  
404 812 4065  
wbudd@naibg.com

**CHARLIE ADAMS**  
404 812 4037  
cadams@naibg.com

**JAMIE LEIGH BOYD**  
404 812 4018  
jlboyd@naibg.com

  
FARPOINT

# BUILDING 100



SITE IS ELIGIBLE FOR MULTIPLE INCENTIVES,  
AND BUILDING ALREADY HAS NEW MARKETS TAX CREDITS.

**ADDRESS:**

600 AL Hwy. 186, Bldg. 100  
Tuskegee, AL 36083

**TOTAL SF:** 168,480 SF Rear-load

**OFFICE:** 2,035 SF

**DIMENSIONS:** 702' x 240'

**CLEAR HEIGHT:** 32'

**COLUMN SPACING:** 54' x 60'

**POWER:** 3,000 amps

**DRIVE-IN DOORS:** 2 (12' x 14')

**DOCK DOORS:** 36 Dock high doors with  
12 dock levelers in place (expandable)

**CONSTRUCTION:** Tilt-up concrete panels

**TRUCK COURT:** 185' Deep

**FLOOR SLAB:** 6" Unreinforced, 4,000 PSI

**ROOFING:** 60 mil mechanically fastened  
TPO single-ply membrane with R-20  
polyisocyanurate insulation

**LIGHTING:** 30 footcandles at 36" AFF

**SPRINKLER:** ESFR

**HEAT/AIR:**

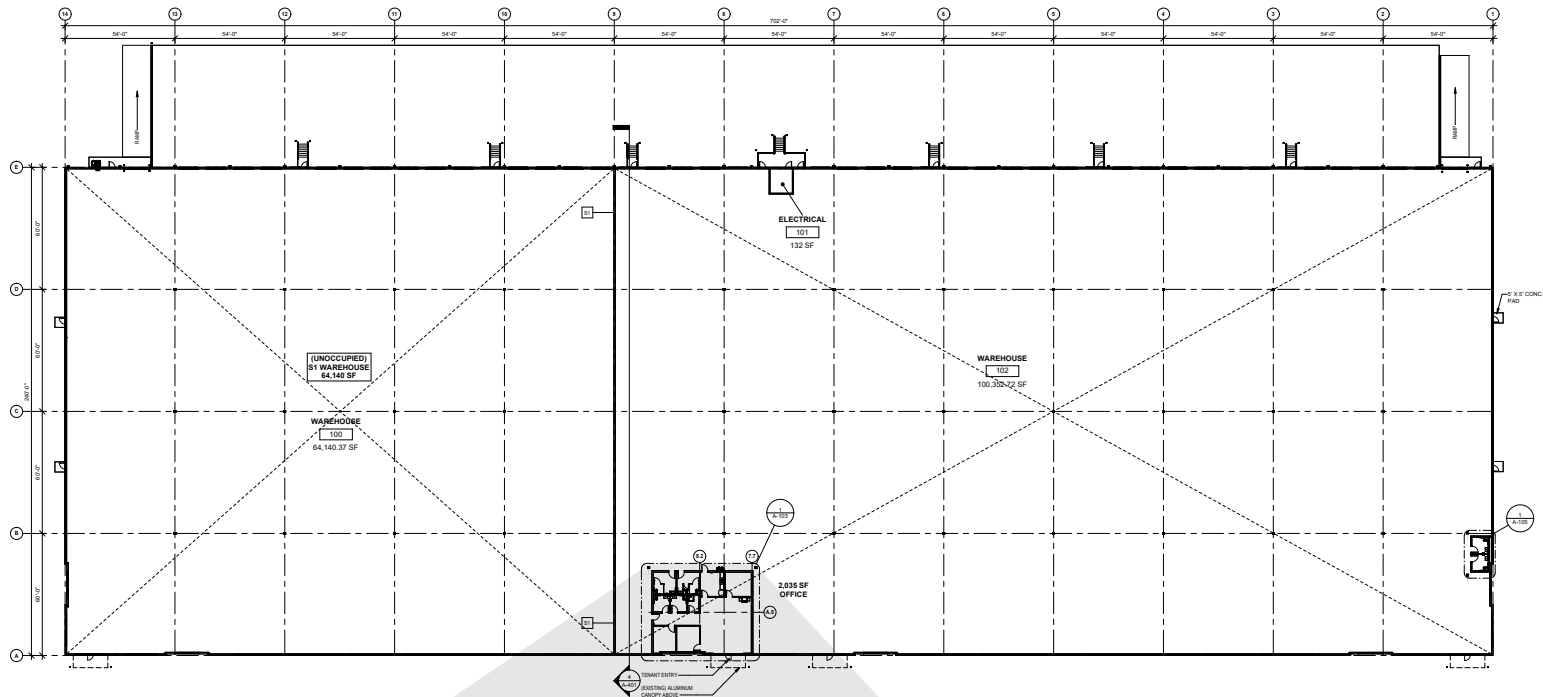
Gas-fired heating units designed for freeze protection  
10 High velocity fans (HVF), 6 ton HVAC for office

**TRAILER STORAGE:** 50 positions available  
(expandable)

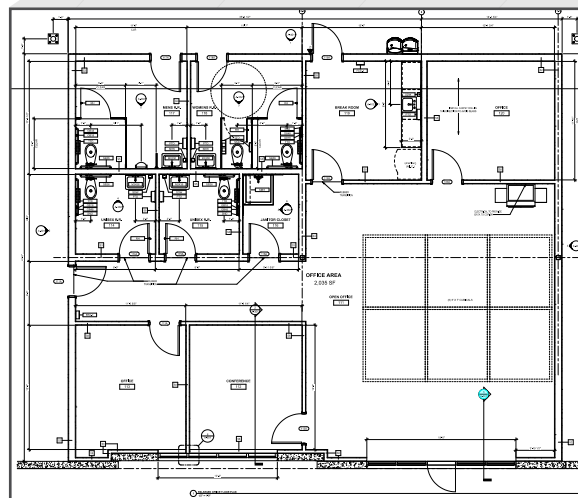
**AUTO PARKING SPACES:** 120, includes 4 handicap

**TAX CREDIT:** If purchased, owner will assume  
new market tax credits. Site is eligible for multiple  
incentives, and building already has New Markets  
Tax Credits.

# BUILDING 100: FLOORPLAN



**168,480 SF  
AVAILABLE**



## OFFICE SPECS

- 2,035 SF
- 1 Conference room
- 1 Break room
- 2 Office bathrooms, plus  
2 additional accessible from  
warehouse
- 2 Additional remote bathrooms

# BUILDING 100: PHOTOS



# PROPERTY HIGHLIGHTS

0.25 MILES FROM EXIT 42 ON I-85

168,480 SF (EXPANDABLE) COMPLETED IN 2023

**BUILD-TO-SUIT AVAILABLE FOR WAREHOUSING,  
LOGISTICS MANUFACTURING AND ASSEMBLY USERS**  
(ALTERNATIVE SITE PLANS UPON REQUEST)

**LOCATED BETWEEN KIA (35 MILES)  
AND HYUNDAI (55 MILES)**

 - BUILDING COMPLETED



# LOGISTICS

## INTERMODAL

Montgomery, AL (CSX)	50 miles / 80 km
Fairburn, GA (CSX)	102 miles / 164 km
Birmingham, AL (CSX)	137 miles / 220 km
Birmingham, AL (NS)	139 miles / 224 km

## INTERSTATE

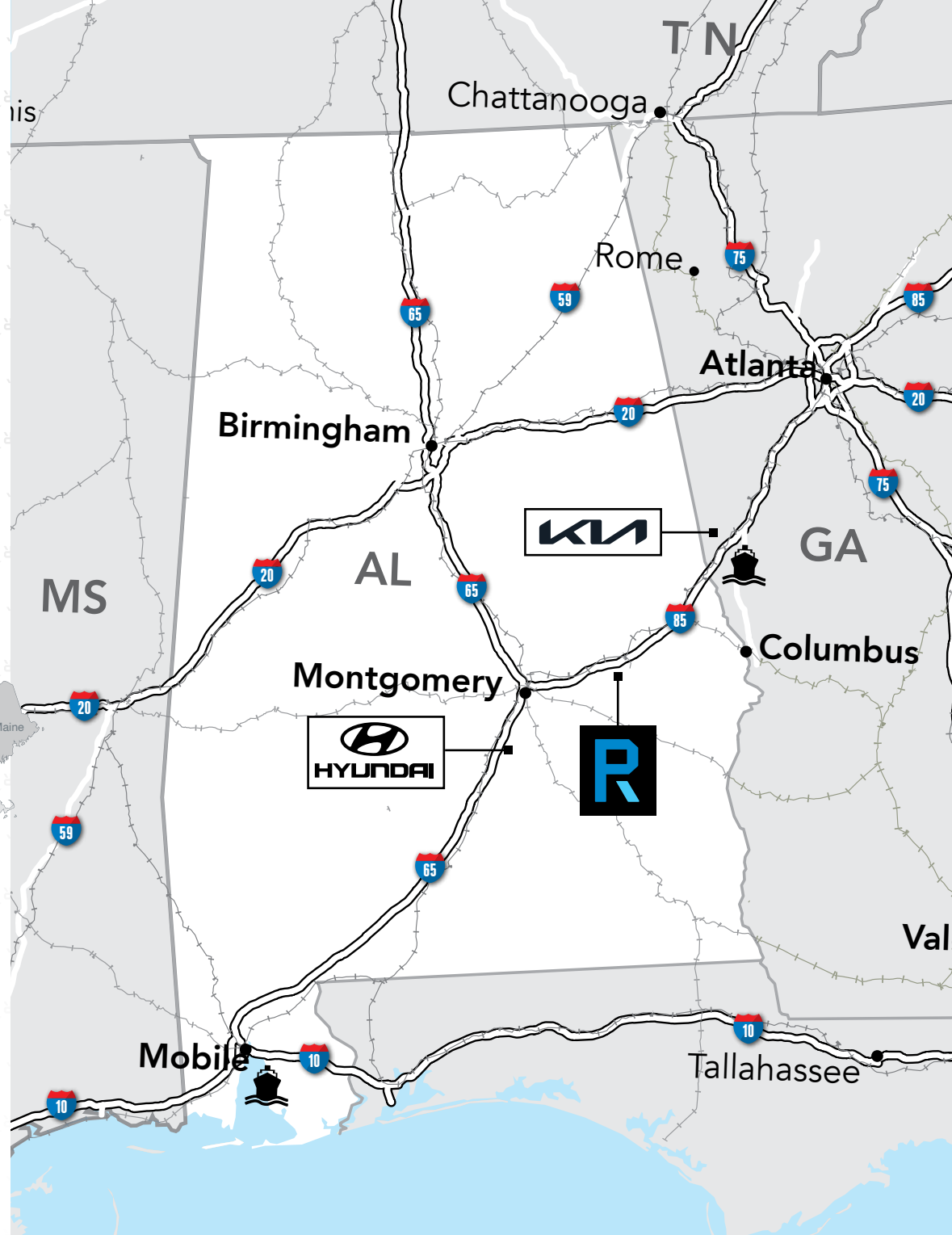
I-85	0.25 miles / 0.40 km
I-65	44.2 miles / 71 km

## AIR

Montgomery (MGM)	50 miles / 80 km
Hartsfield-Jackson Atlanta Int'l Airport (ATL)	111 miles / 178 km
Birmingham (BHM)	138 miles / 224 km

## PORT CITIES

Lagrange, GA (West Georgia Inland Port)	57 miles / 92 km
Mobile, AL	211 miles / 340 km
Savannah, GA	295 miles / 475 km
Jacksonville, FL	333 miles / 535 km
Charleston, SC	372 miles / 598 km





# R REAL PARK

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

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