

FOR SALE OR LEASE

PROPERTY OVERVIEW

Manufacturing and distribution facility available for sale or lease. The one-time home of Baldwin County's largest private employer, the possibilities are endless with this facility. One of the only buildings of its size available in the state of Alabama or along the Gulf Coast, it can be used for both manufacturing and distribution. A large portion of the building's footprint consists of high bay storage/distribution space; the remaining space can be used for storage, production, shop and office needs. The site has ample parking for trucks and employees, and there is additional undeveloped land for building or parking expansion.

Just minutes from the South Alabama Mega Site, this area is primed for growth. Located in an Opportunity Zone, there could be tax advantages to purchasing this unique site. Couple that with the booming Baldwin County economy, the growth of the nearby port of Mobile, and the lack of industrial buildings available in the market, this property is a must see for investors and users alike.

APPROXIMATE GLA

- 757,824 SF

SALE PRICE

- \$6,900,000

LAND SIZE

- 42.17 AC

LEASE RATE

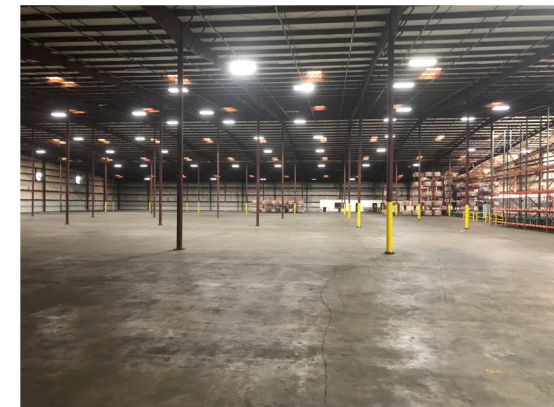
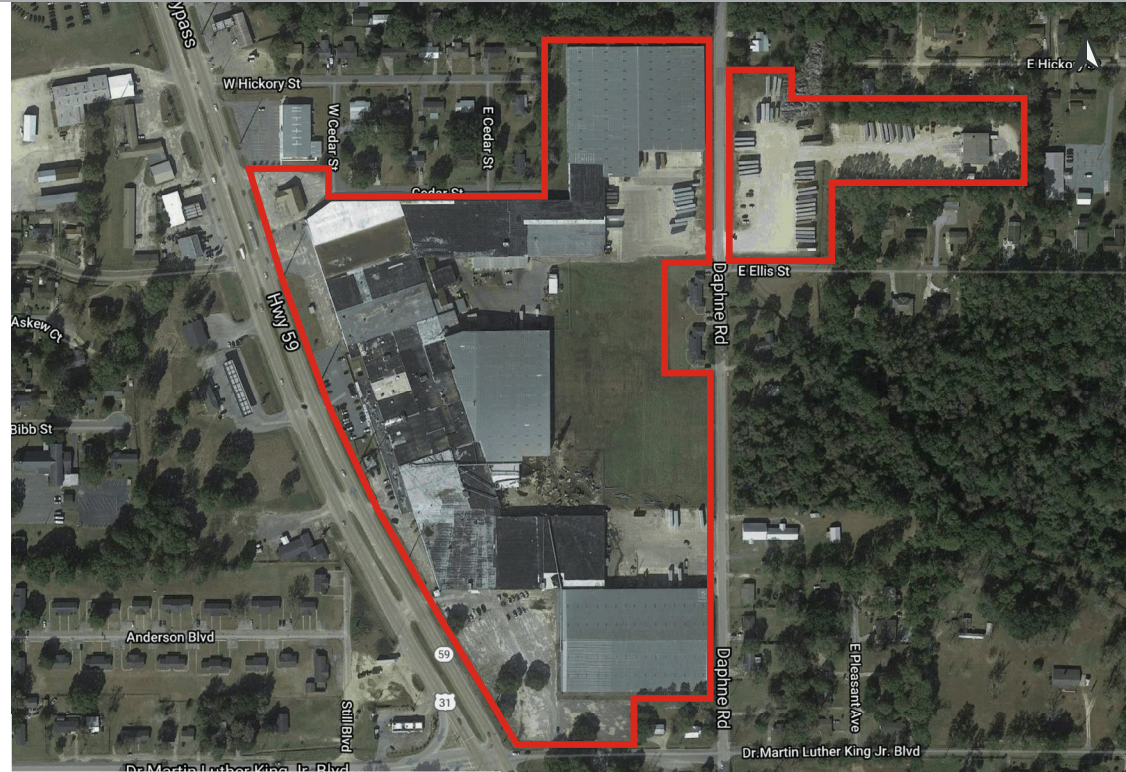
- \$2.67 - \$4.50 PSF NNN

HIGHLIGHTS

- High Bay Storage
- Heavy Power
- Divisible Space
- Available Workforce
- Incentives Available

NEARBY BUSINESSES

- DENTALEZ
- International Paper
- South Alabama Mega Site
- Coastal Alabama Community College



SUMMARY

PHOTOS

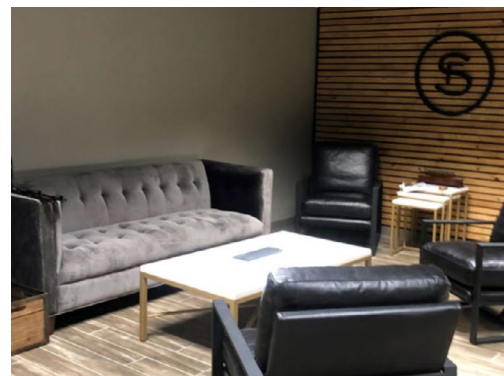
SITE PLANS

AERIAL

AREA INFO

REGIONAL MAP

DEMOS



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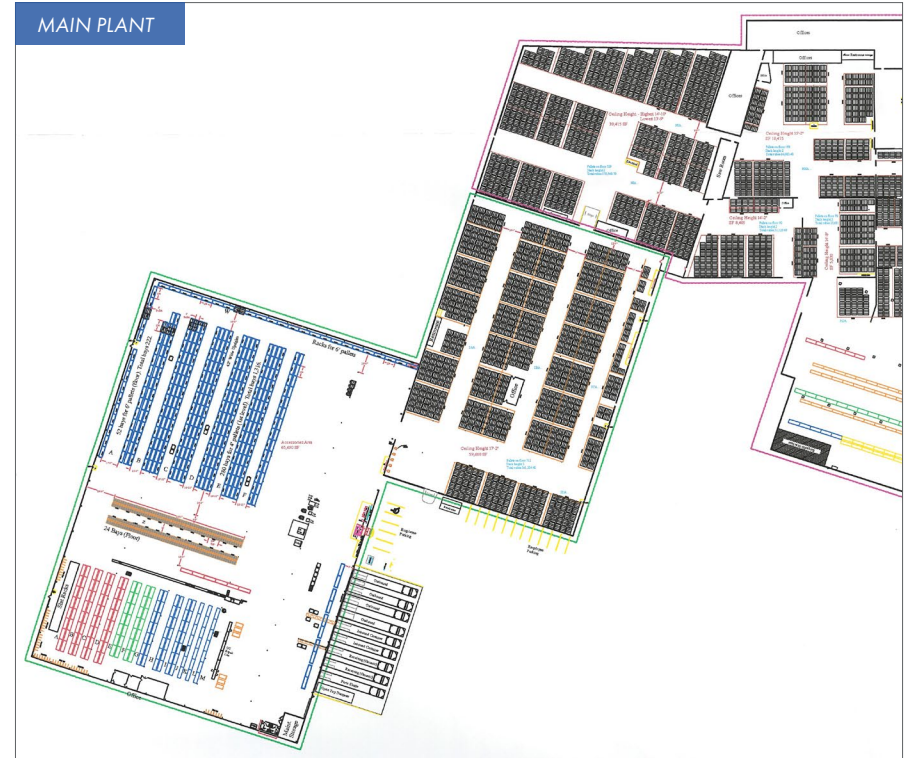
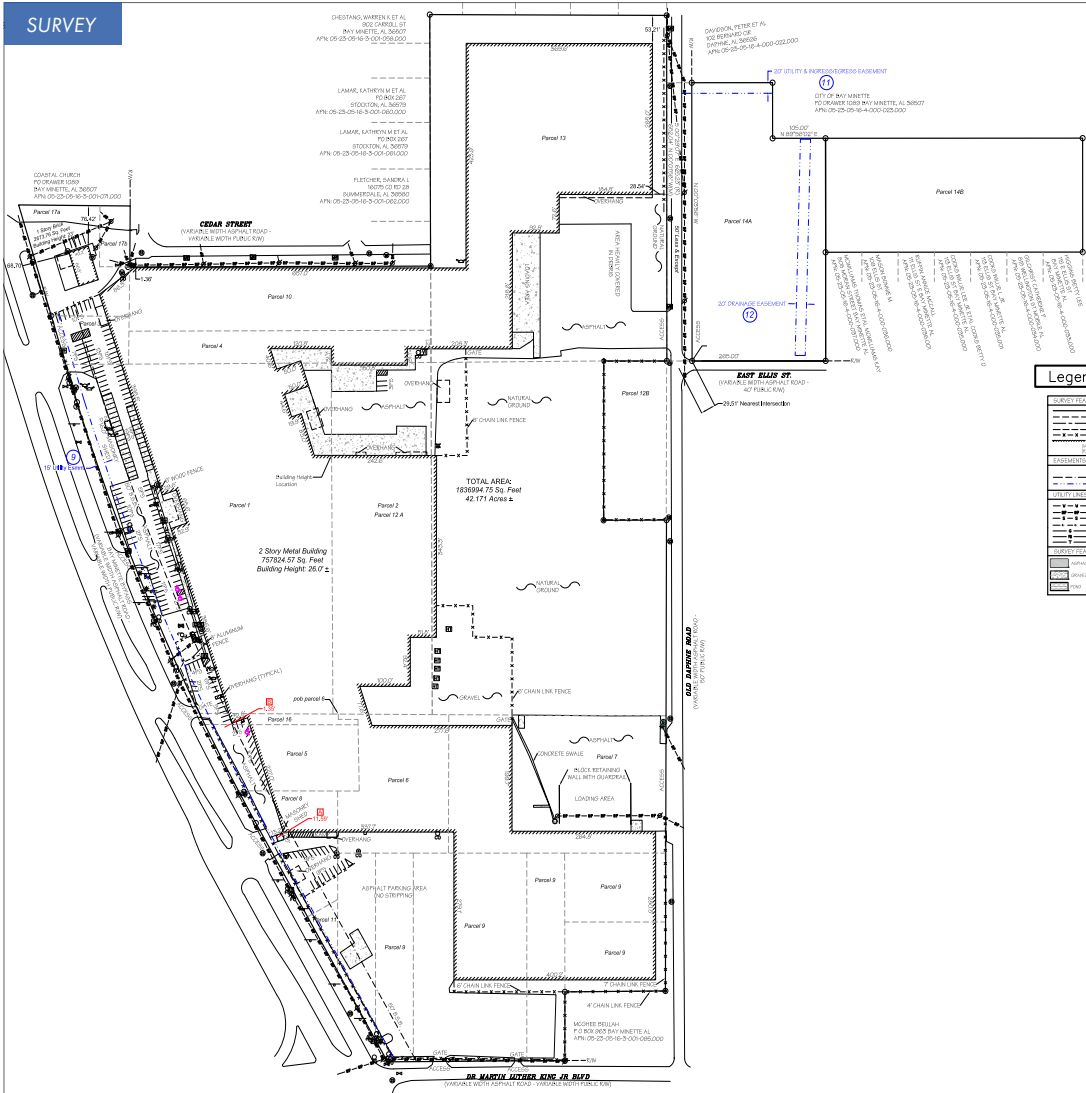
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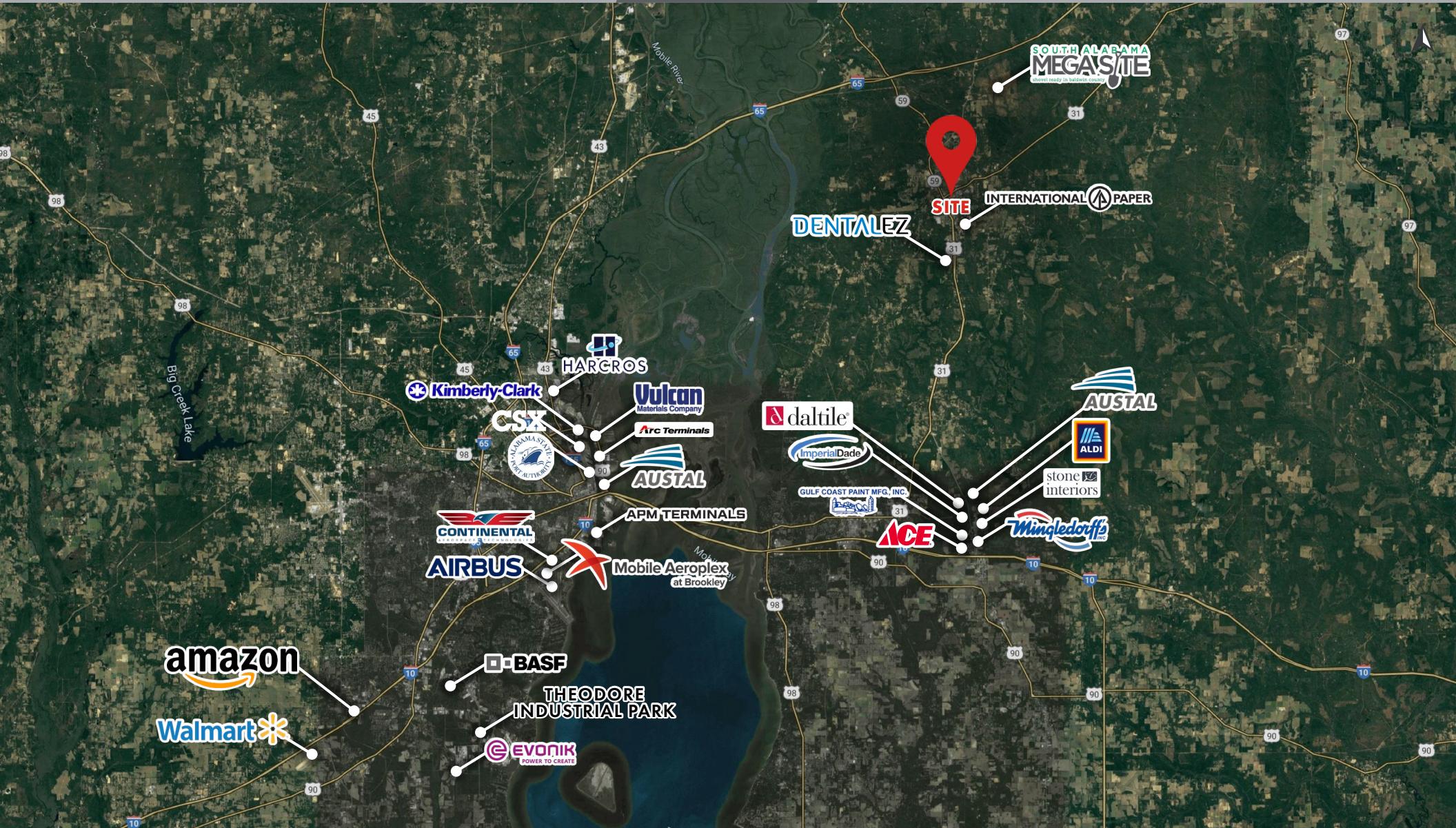
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DEMOS

Click images for larger view





BALDWIN COUNTY REGIONAL ECONOMIC HIGHLIGHTS

Baldwin County, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

Baldwin County is located in the southeastern part of the state of Alabama, on the Gulf coast. According to the 2019 estimates from the U.S. Census Bureau, the population is approximately 223,234. Baldwin County is known as a premier vacation destination, since the Gulf Coast region accounts for over 1/3rd of Alabama's tourism revenue. However, it is an even better place to live and work, with a regional labor force of over 500,000, and a county labor force of over 90,000 and growing. It is the fastest growing county in the state of Alabama, with a 51% county population growth since 2000, the largest projected population growth among all Alabama MSAs.

Nestled in the pine forests of North Baldwin County, Bay Minette is conveniently located 35 miles northeast of Mobile, Alabama, 45 miles west of Pensacola, Florida, and 75 miles east of Biloxi, Mississippi. Because of its favorable location, Bay Minette enjoys the economic, social and cultural benefits of the surrounding urban areas while maintaining the charm and relaxed pace of a small southern community. Bay Minette offers residents employment

opportunities in manufacturing and industry. In addition, the city actively seeks new employers through partnerships with the Baldwin County Economic Development Alliance and the North Baldwin Chamber of Commerce.

- Baldwin County has been the 11th fastest growing metropolitan area in the US since 2010.
- Seven Baldwin County companies earned a spot on the 2020 INC. 5000 list.
- Baldwin County is Alabama's leader for GDP Growth, ranking 33rd in the U.S.
- Alabama was ranked among Global Trade's top states for Site Selection Incentives.
- Alabama's Business Climate is ranked 7th among states.

PORT OF MOBILE

One of the largest economic drivers for the Region, the Port of Mobile, is just 27 miles from the site. The Port of Mobile, opened in 1928, totals approximately 4,000 acres and boasts 41 berths. It is a deep-water port with direct access to five Class 1 railroads, two interstates (I-10 and I-65), and nearly 15,000 miles of inland water ways serving the Great Lakes, Ohio and Tennessee valleys, and the Gulf of Mexico. Over the past decade, the Alabama State Port Authority has invested more than \$700 million towards a capital expansion program, including a new container terminal, new rail ferry terminal, and new warehouses.

The Port of Mobile provides \$22 billion annually to the state in economic input value and \$500 million in tax impact yearly. The port handles 58 million tons of cargo and is responsible for 35,000 jobs. The Port of Mobile has been ranked as one of the fastest growing ports nationally every year since 2016.

SOUTH ALABAMA MEGA SITE

Just a few miles away, the 3,000-acre South Alabama Mega Site received \$7 million in site enhancements over the past year, further improving the site's marketability to large-scale manufacturing operations. The investment, made by Alabama Power and CSX Transportation, was used to create an on-site rail bed, grade 200 acres of the site and create a 1 million-square-foot building pad on the site.

The Alliance continues to market the South Alabama Mega Site to manufacturers seeking a location for their next operation, and with these enhancements, the site truly stands in its own category for speed-to-market and preparedness. Company representatives and site selection consultants on active projects throughout 2020 have remarked that the South Alabama Mega Site had re-defined what is typically viewed as a "shovel-ready" property.

As the premier industrial mega site in Alabama and in the southeast, the South Alabama Mega Site continues to be competitive for any large-scale manufacturing operation, seeking a home in our state or region.

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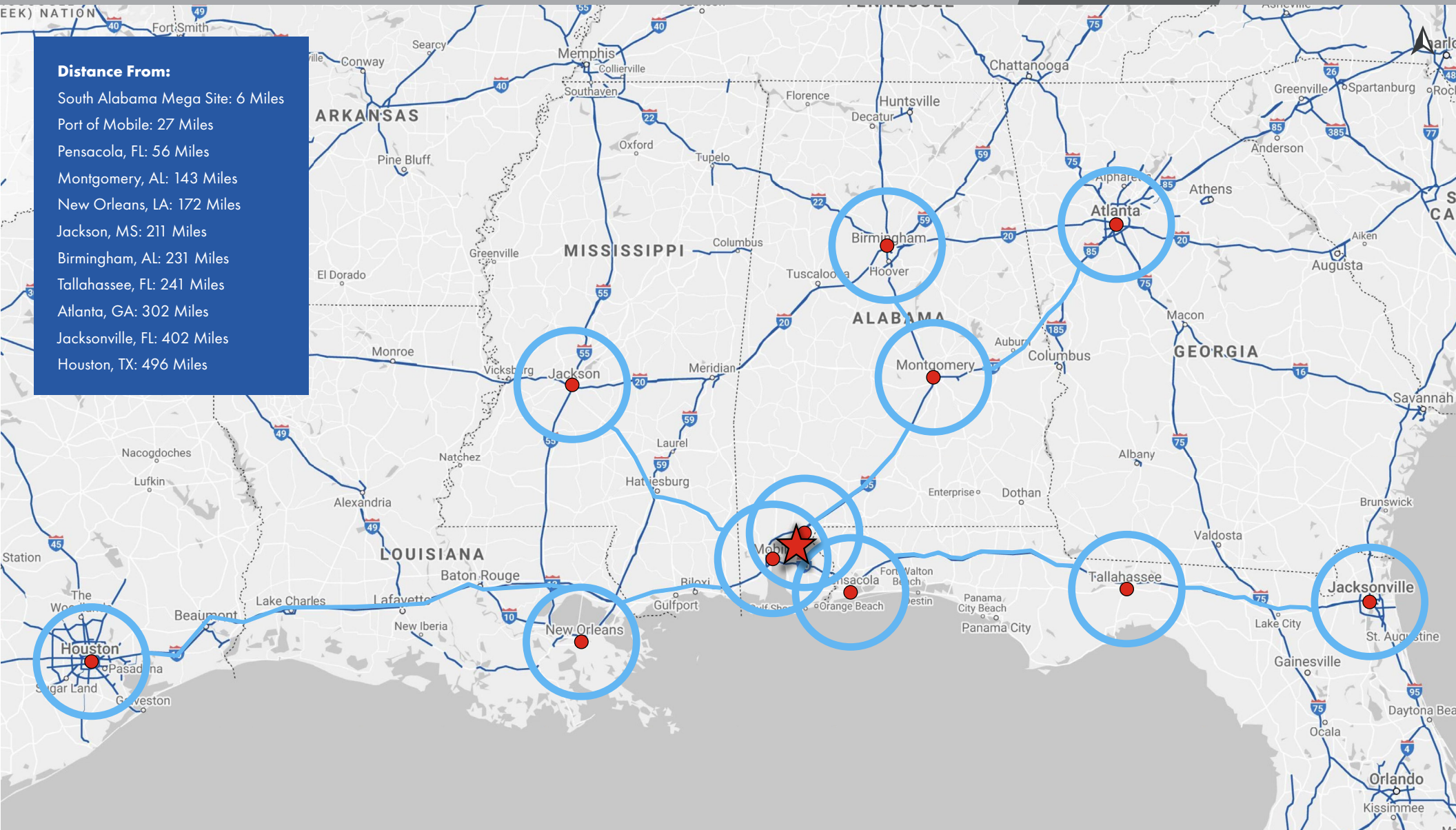
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DEMOS

Distance From:

- South Alabama Mega Site: 6 Miles
- Port of Mobile: 27 Miles
- Pensacola, FL: 56 Miles
- Montgomery, AL: 143 Miles
- New Orleans, LA: 172 Miles
- Jackson, MS: 211 Miles
- Birmingham, AL: 231 Miles
- Tallahassee, FL: 241 Miles
- Atlanta, GA: 302 Miles
- Jacksonville, FL: 402 Miles
- Houston, TX: 496 Miles



2020 DRIVETIME DEMOGRAPHICS

	15 MIN	30 MIN	45 MIN
POPULATION	17,344	50,587	199,119
AVG. HH INCOME	\$66,292	\$79,633	\$67,819
HOUSEHOLDS	6,559	19,707	77,863
PROJECTED GROWTH	2.3%	2.1%	1.4%

