

PRIME 189-ACRE INDUSTRIAL SITE FULLY VETTED & DEVELOPMENT-READY



KEY HIGHLIGHTS

- ✓ **189 ACRE DEVELOPMENT READY INDUSTRIAL PROPERTY;**
ABILITY TO EXPAND AS NEEDED
- ✓ **DIVISIBLE TO SUIT USER NEEDS**
- ✓ **INDUSTRIAL ZONING**
- ✓ **RAIL ACCESS** - Multiple Layouts have been designed
- ✓ **INDUSTRIAL UTILITIES** extended to the property line
- ✓ **FRESHWATER CANAL ACCESS** - ideal for water-intensive operations
- ✓ **ALL DUE DILIGENCE COMPLETE** - including:
 - Topographic survey
 - ALTA survey
 - Soil borings
 - Environmental report
 - Report certifying no wetlands
 - Cultural resource report
 - Endangered species report
- ✓ **SHOVEL-READY SITE** with infrastructure in place and full documentation to support fast track development.



Patrick Jones, SIOR

Broker | Consultant
Gulf Coast Region
NAI Talcor
850 814 5878
patrick@talcor.com

Hal Johnson, SIOR

Broker | Consultant
Southeast Region
NAI READY
864 907 6000
hjohnson@naiready.com

Kenny Thompson

Broker
Southeast Region
NAI READY
919 402 3461
kthompson@naiready.com

Jacob Crist

Broker | Consultant
Mobile Region
504 906 4091
cristja13@gmail.com

MOBILE GATEWAY PARK



REPRESENTATIVE PHOTO

**1000 RADCLIFF ROAD,
SARALAND, AL 36571**



Summary

189 acre greenfield site that's rail connected and development ready.



History

Site is Phase 2 of a 1000+ acre industrial district that contains a combination of transportation, manufacturing, chemical, office, and heavy industrial users.



Rail Connection

Alabama Gulf Coast Railroad (AGRR) rail siding, a Genessee Wyoming company, connects to 5 Class 1 railroads (and 11 railroads total).



Port Connection

20 minute drive-time to Port of Mobile, the Gulf Coast's fastest growing container port.

50 miles to Port of Pascagoula and 79 miles to Port of Pensacola, 2 growing general cargo port districts.



Interstate Connection

2 miles to I-65, connecting Mobile, AL to Chicago, IL

20 miles to I-10, connecting Los Angeles, CA to Jacksonville, FL

309 miles to Atlanta, GA



Airport Connection

20 minute drive-time to a new, modern multi-modal cargo and passenger transportation hub scheduled to begin operations in 2025: Mobile International Airport.



Benefit from Two Separate but Integrated Regional Economies

Uniquely positioned as a component of 2 regional economies: serving as a logistics center of ocean and rail transportation for the rapidly expanding Southeast, and in the middle of the Gulf Coast's innovative and growing maritime industrial manufacturing corridor, Mobile Gateway Park delivers an exceptional business environment and an ideal location to expand or begin a business. Products receiving value-add, trans-loading, or manufacturing services have multiple options to reach domestic and global markets.



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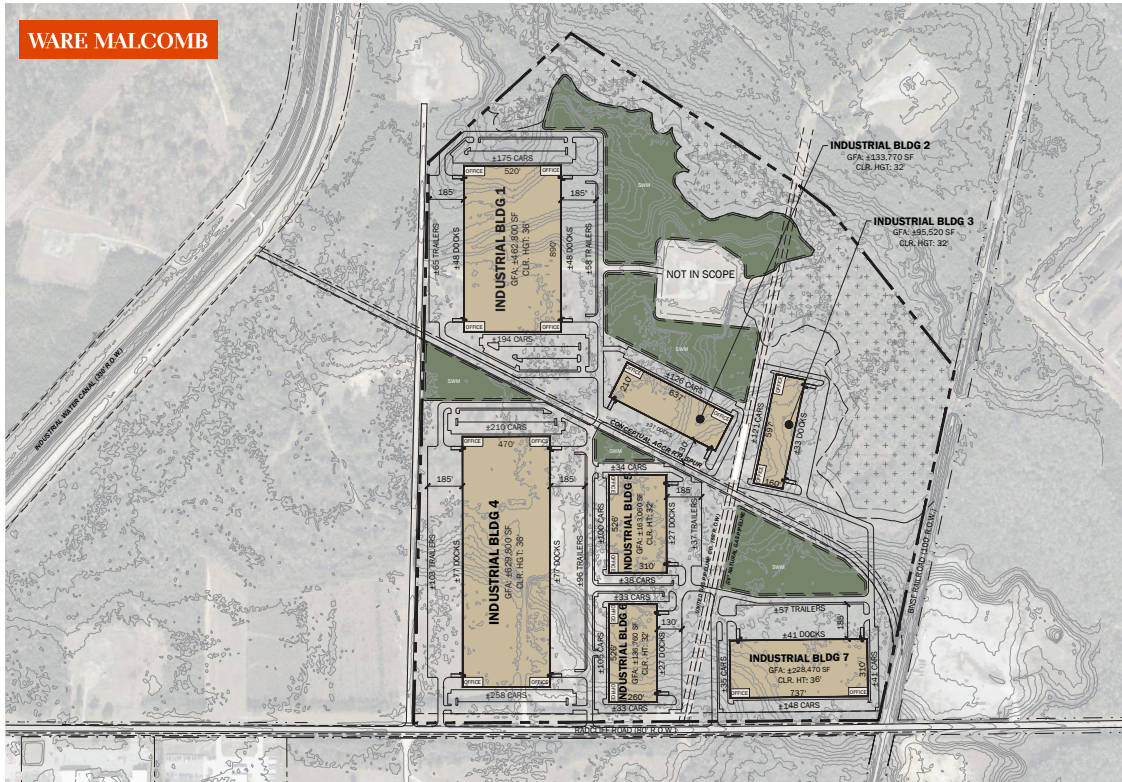
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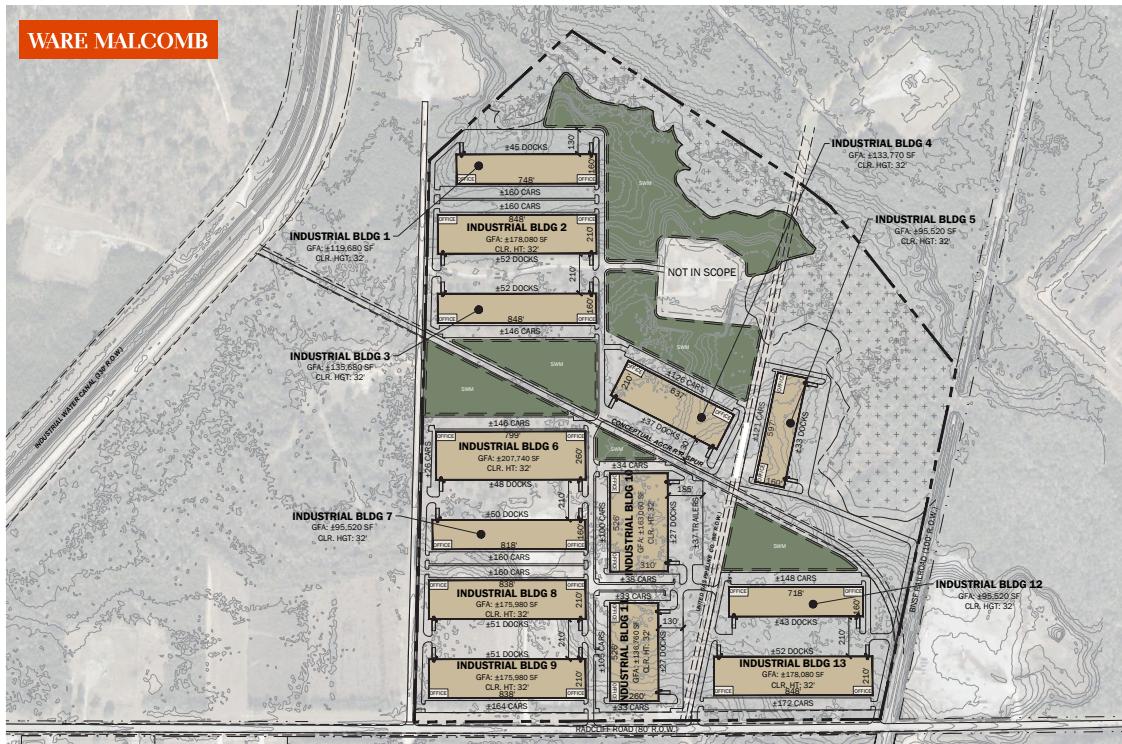
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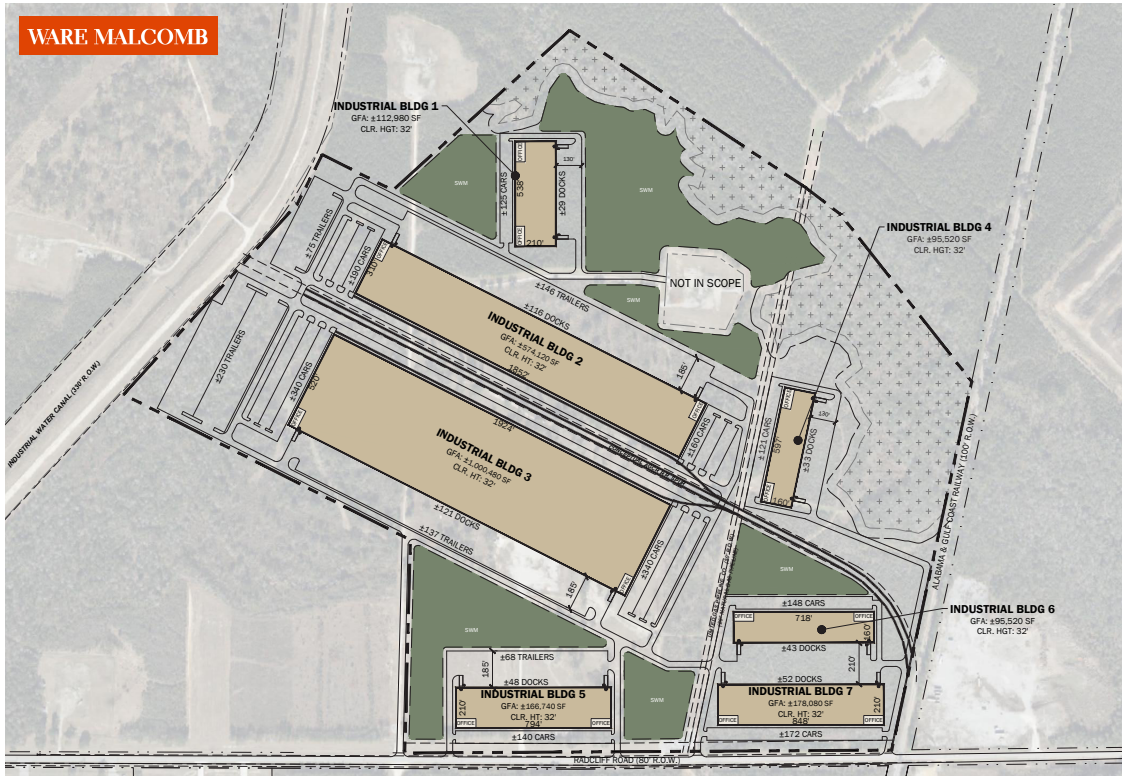


EXAMPLE SITE PLAN 1

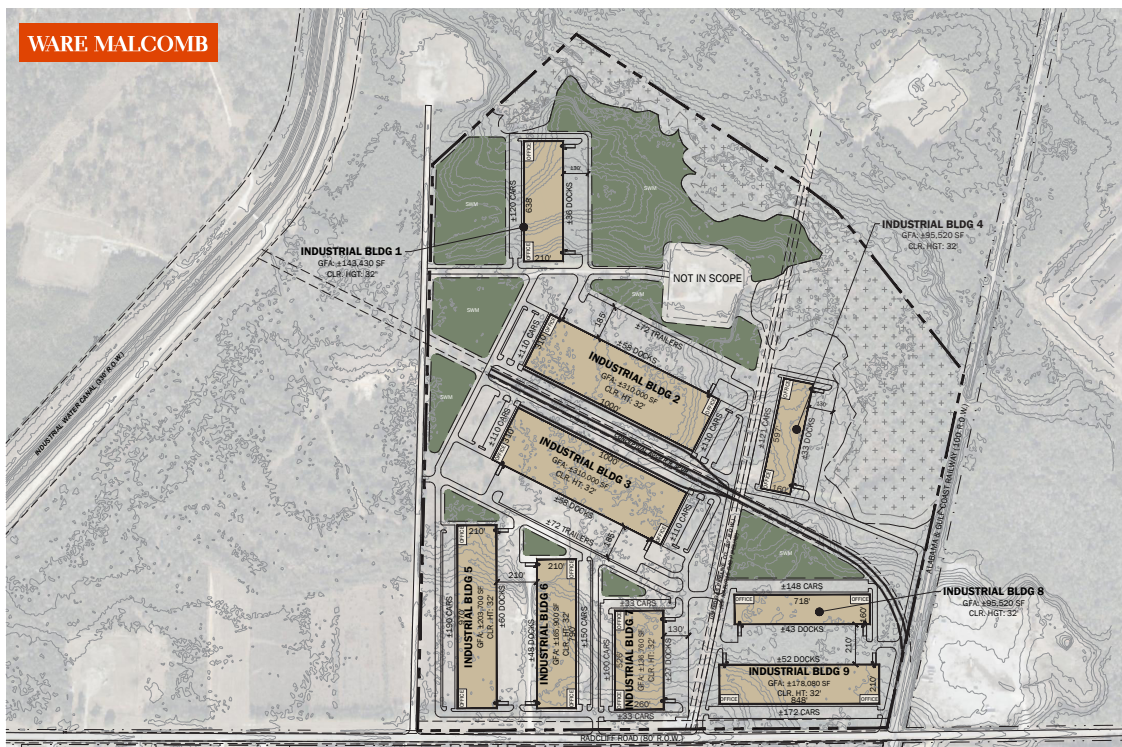


EXAMPLE SITE PLAN 2

MOBILE GATEWAY PARK



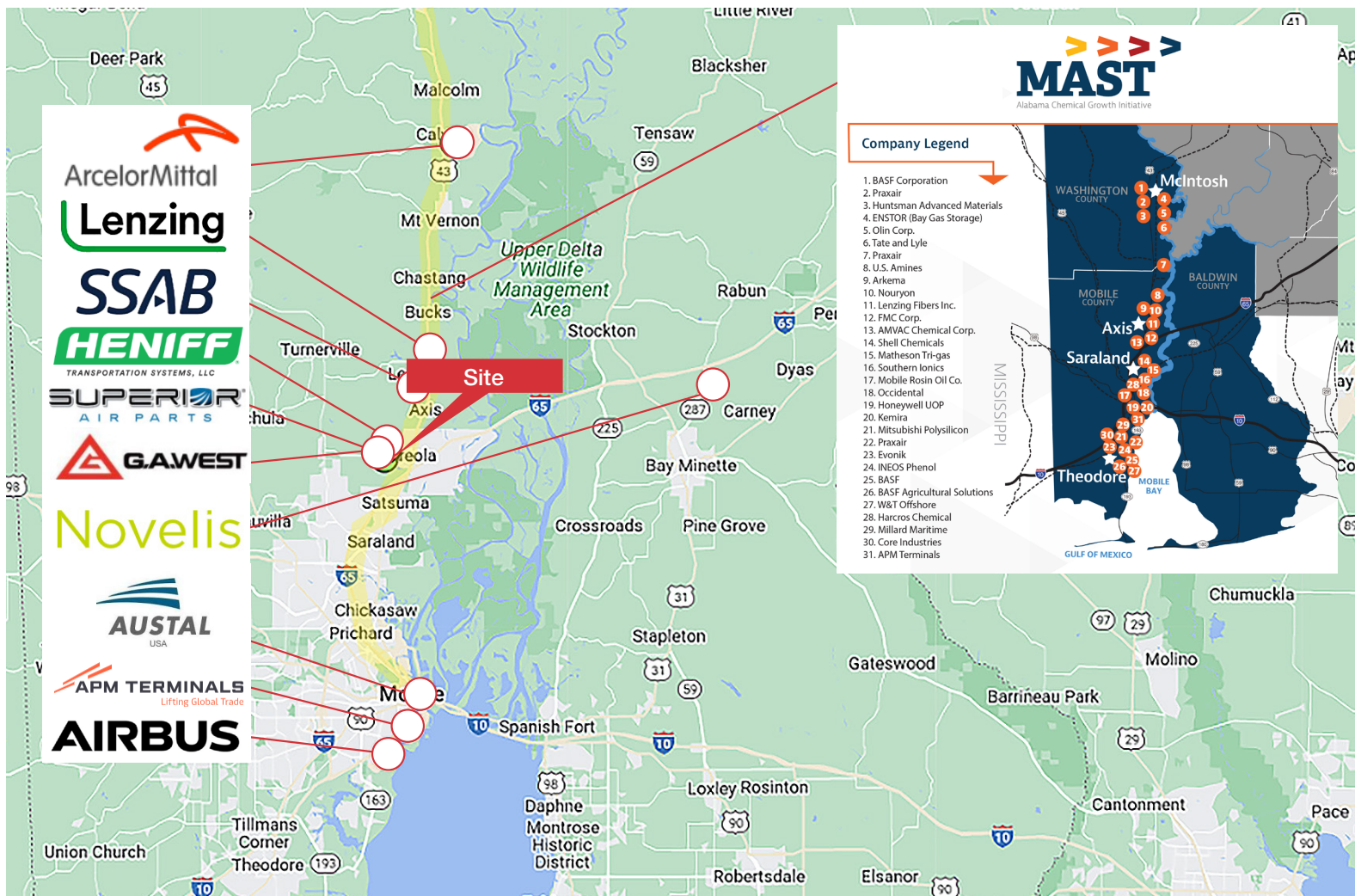
EXAMPLE SITE PLAN 3-
RAIL SERVED



EXAMPLE SITE PLAN 4-
RAIL SERVED

MOBILE GATEWAY PARK

NEARBY DEVELOPMENTS



- ✓ Major industries within single day round trip drive times
- ✓ Hub site for international businesses within 20 minutes
- ✓ The Gulf Coast Chemical Corridor (MAST) Montgomery, AL's automobile manufacturing hub, and the I-65 manufacturing corridor are within 200 miles.



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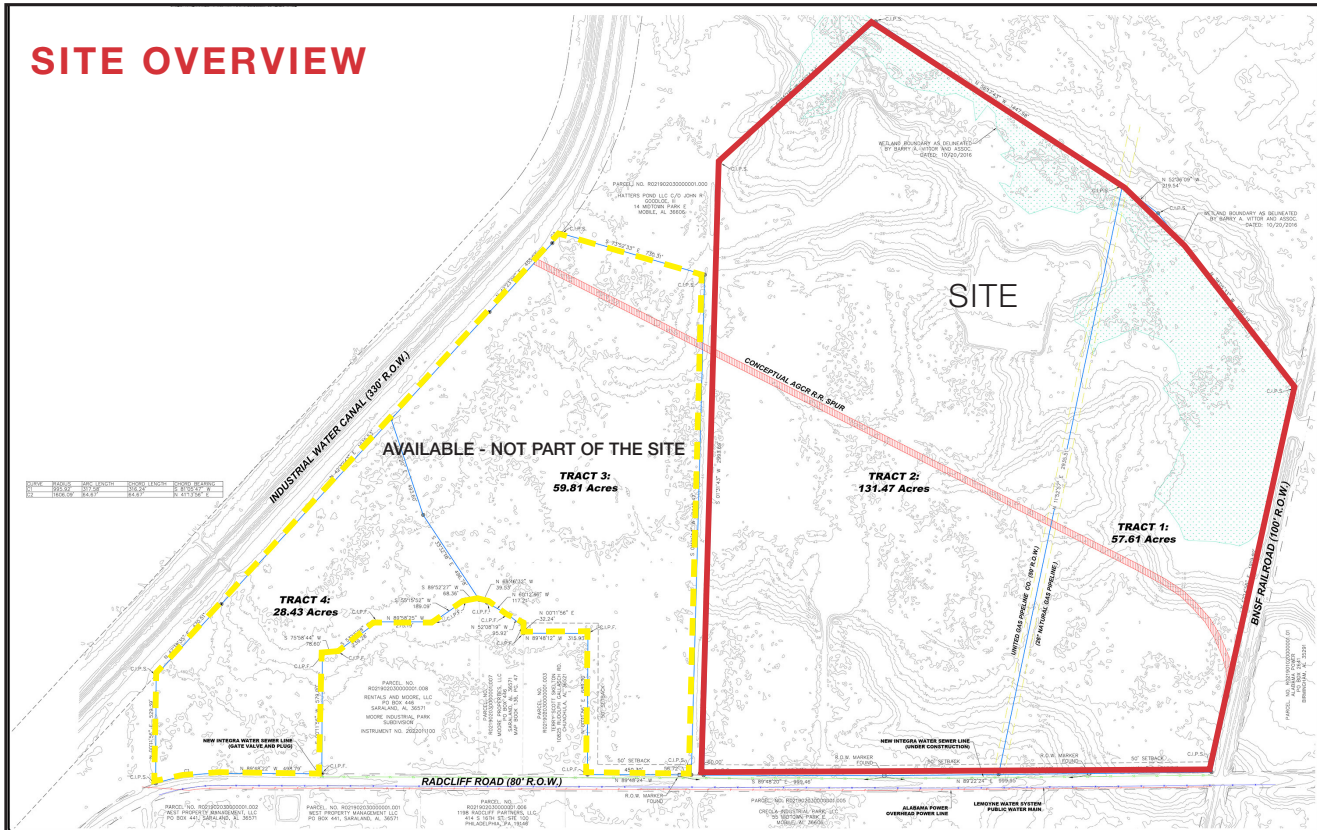
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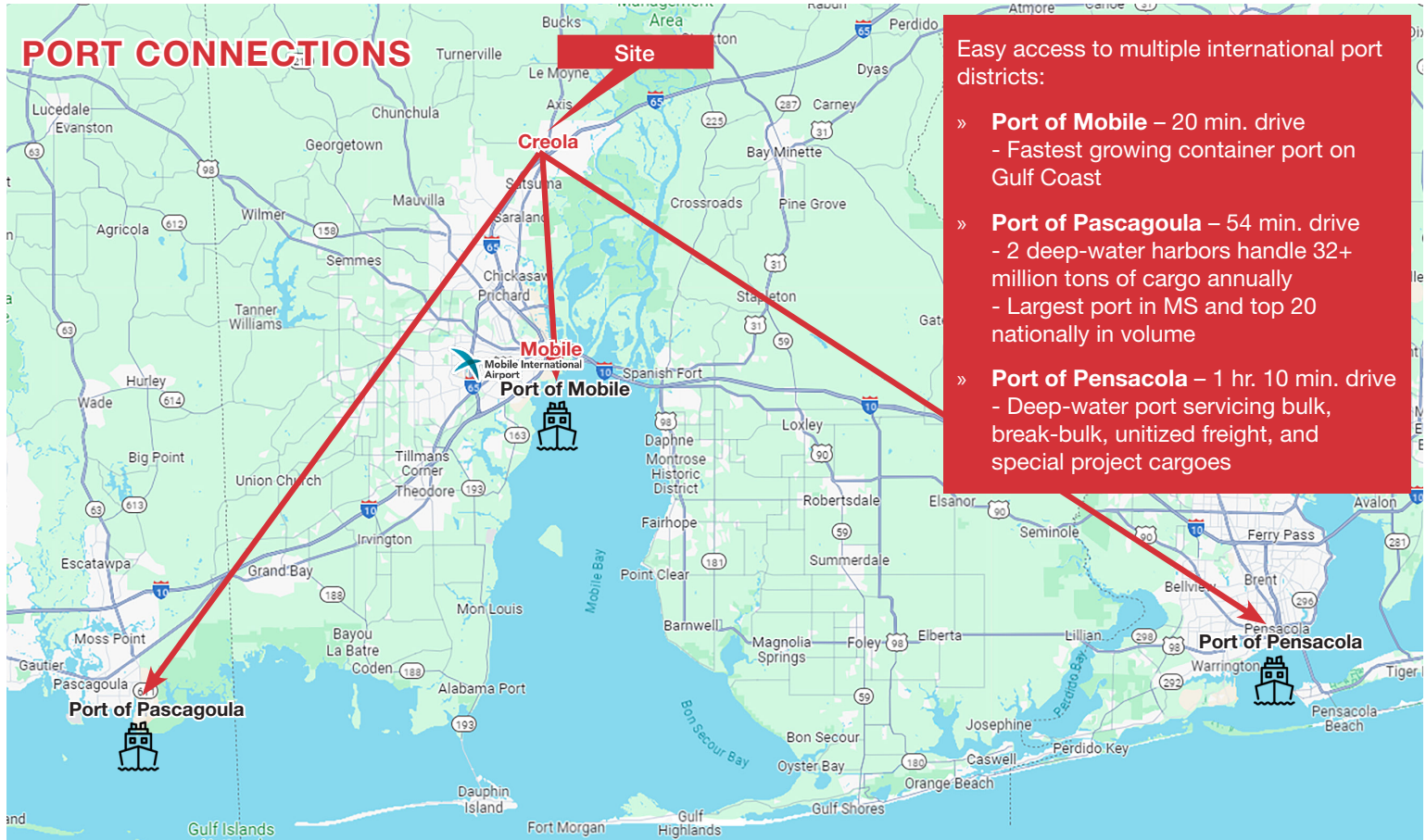
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MOBILE GATEWAY PARK

SITE OVERVIEW



MOBILE GATEWAY PARK



ACCESS TO NATIONAL RAIL MARKETS

Site is along The Alabama & Gulf Coast Railroad (“AGRR”), owned by Genessee & Wyoming. AGRR can service user requests at competitive rates and with efficient operating schedules. AGRR’s competitive advantages at the Site include:

- Multiple spur track layout options.
- Multiple interchanges in proximity, with great rail-based market reach to the U.S., Mexico, and Canada.
- Summary of interchanges is as follows:

RAILROAD	TYPE	INTERCHANGE LOCATION(S)
BNSF	Class 1	Amory, MS
Canadian National	Class 1	Mobile
CPKC	Class 1	Columbus, MS
CSX	Class 1	Mobile and Cantonment, FL
Norfolk Southern	Class 1	Mobile; Kimbrough, AL; Demopolis, AL and Boligee, AL
Terminal Railway - Port of Mobile	Terminal Railroad	Mobile
CG Railway	Terminal Railroad	Mobile
Columbus and Greenville Railway	Owned by Genessee & Wyoming (G&W)	Columbus, MS
Luxapalila Valley Railroad	Owned by Genessee & Wyoming (G&W)	Columbus, MS
Meridian & Bigbee Railroad	Owned by Genessee & Wyoming (G&W)	Linden, AL
Golden Triangle Railroad	Owned by Patriot Rail Corp.	Columbus, MS



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