



JIM WILSON
& ASSOCIATES

REAL PARK

600 AL Hwy. 186 Tuskegee, AL 36083

168,480 SF
(expandable)

Great Location

35 Miles from Kia | 55 Miles from Hyundai



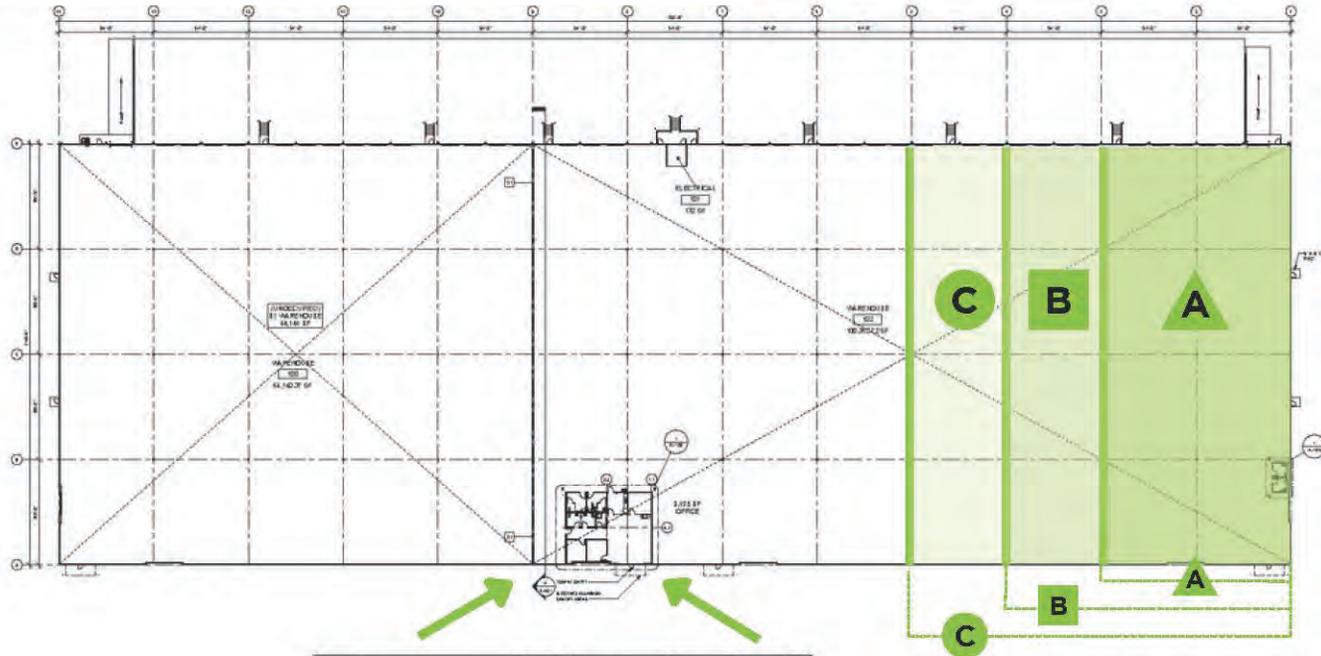
SITE PLAN



- Class "A" Industrial Park Development
- +/- 6M SF on +/- 700 Acres
- 0.25 miles from Exit 42 on I-85
- 168,480 SF (expandable), ready for occupancy
- Build-to-suits available for warehousing, logistics manufacturing and assembly users
- Close to Kia (35 miles) and Hyundai (55 miles)



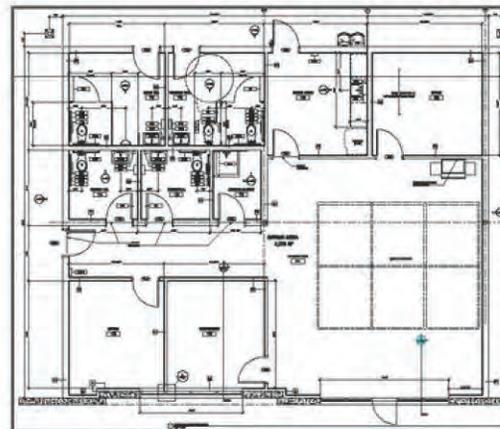
AVAILABLE CONFIGURATIONS



168,480 SF
AVAILABLE

OFFICE SPECS

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

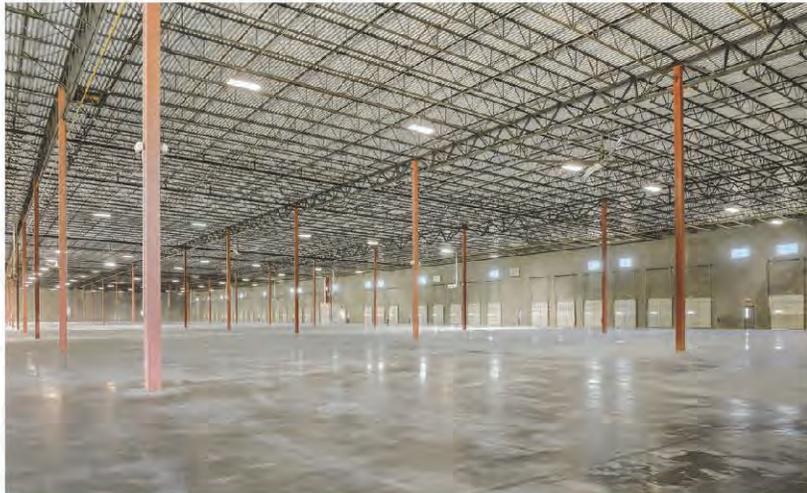


TURN-KEY CONFIGURATIONS AVAILABLE

FULL BUILDING	168,480 SF 36 Docks / 2 Drive-ins
A	25,920 SF 5 Docks / 1 Drive-in
B	38,880 SF 9 Docks / 1 Drive-in
C	51,840 SF 12 Docks / 2 Drive-ins

(12,960 SF standard bay size)

BUILDING 100 SPECS



Available SF	25,920 - 168,480 SF (expandable to 222,480 SF)
Office SF	2,035 SF
Building Dimensions	702' x 240'
Ceiling Height	32'
Column Spacing	54' x 60'
Construction	Tilt-up concrete panels
Truck Court	185' deep
Floors	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	Gas-fired heating units, designed for freeze protection, 10 high velocity fans
Trailer Storage	50 trailer storage positions available (expandable)
Auto Parking	120 parking positions, 4 handicap
Dock Doors	Thirty-six (36) 9' x 10' with twelve (12) dock levelers
Drive-in Doors	Two (2) 12' x 14'
Electrical	3,000 amps

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

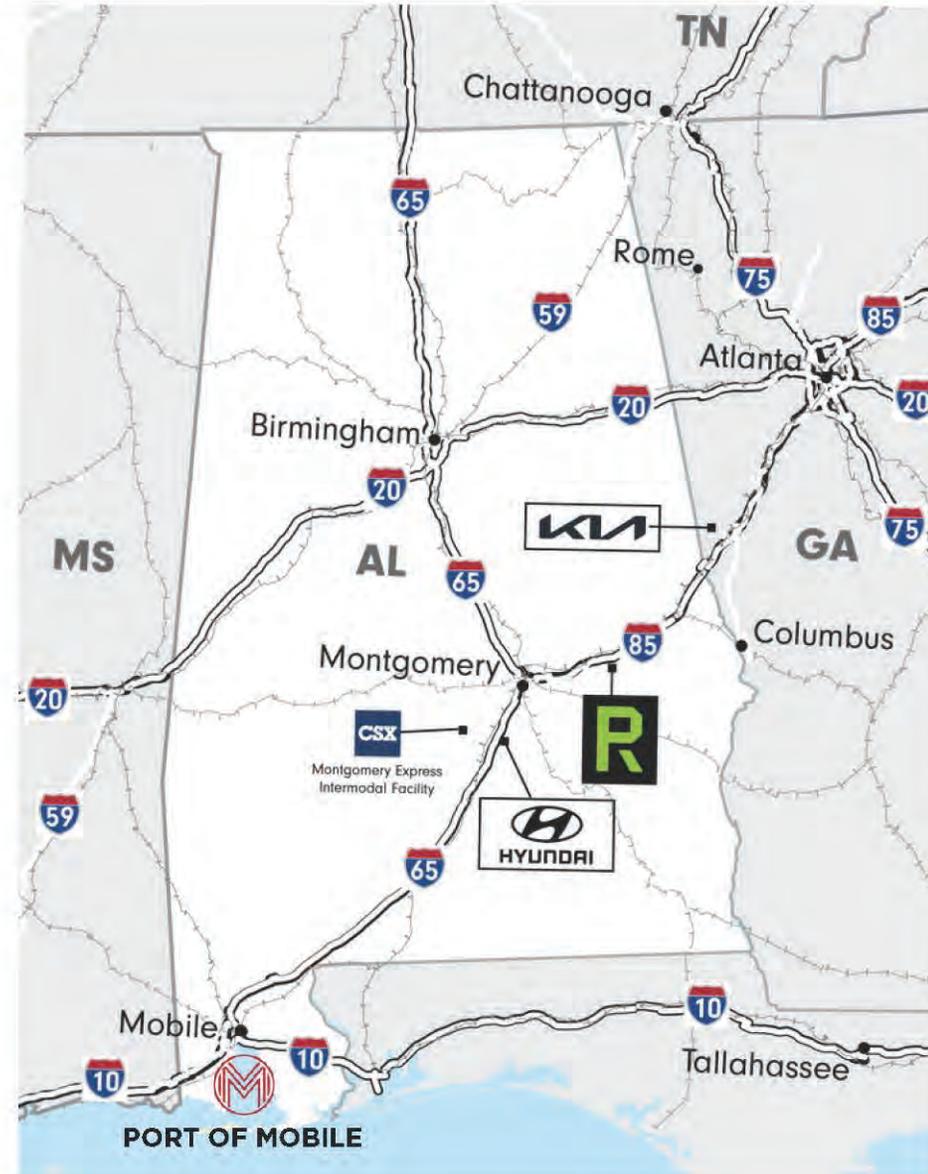
I-85	0.25 miles / 0.40 km
I-65	44.2 miles / 71 km

AIR

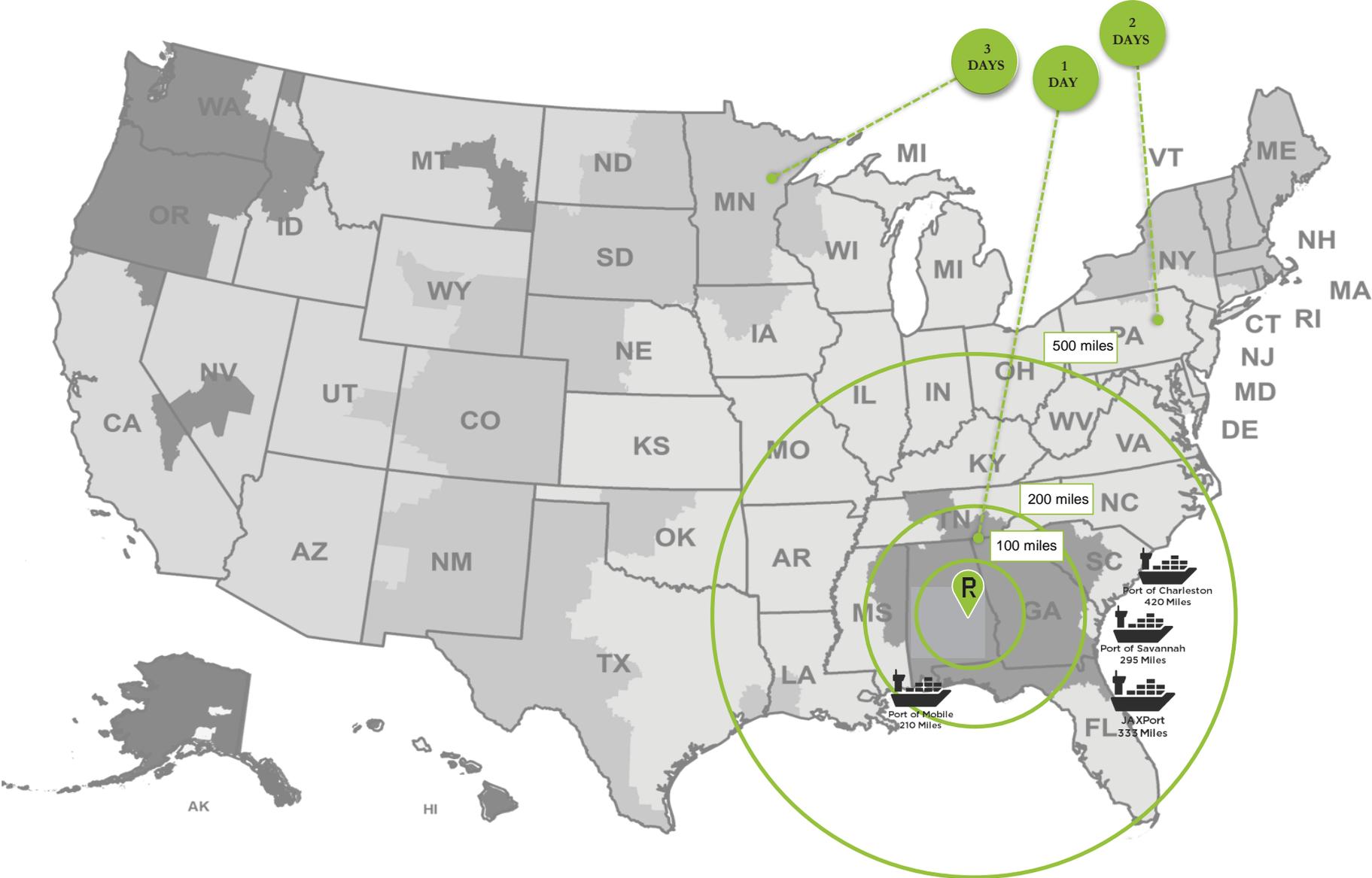
Montgomery (MGM)	50 miles / 80 km
Hartsfield-Jackson Atlanta Int'l Airport (ATL)	111 miles / 178 km
Birmingham (BHM)	138 miles / 224 km

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



Ground Delivery Timeline From Site



1

SITE

- 700 +/- acre master-planned, Class A Industrial Park
- Flat, developable site less than 0.25 miles from I-85
- Development team in place; ready for occupancy



2

IMMEDIATE OCCUPANCY

25,920 - 168,,480 SF of Class-A warehouse/manufacturing space available

3

LOGISTICS ADVANTAGE

- Easy access to Exit 42 on I-85
- Conveniently situated between Kia and Hyundai manufacturing plants
- Less than 130 miles to Atlanta and Birmingham
- 210 miles from the Port of Mobile
- Ground delivery to 70% of U.S. within 3 days

4



LABOR AVAILABILITY:

- Population pool of 922,427 people within one-hour drive
- 90% of workforce has a high school education or better
- The workforce has a median age of 36.8
- 8,500 +/- degrees awarded per year (Auburn University & Tuskegee University)

5

AVAILABLE INCENTIVES:

- Jobs Credits
- Investment Credits
- Property and Sales Tax Abatement
- AIDT Workforce Training
- Cash Grants (Amendment 772)
- Opportunity Zone and New Market Tax Credits

WHY REAL PARK



RELIABLE, CAPABLE AND CONNECTED

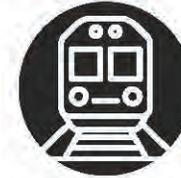
At the Port of Mobile, our goal is to be a strong link and partner in your supply chain. With 18 diverse cargo handling facilities, the capabilities and reliability of the Port of Mobile is unmatched. Situated perfectly on the Gulf of Mexico with access to 45-foot-deep water, nine railroads, and additional connectivity with air, truck and barge, the port delivers your goods. The port has invested over \$1.4 billion in the last 20 years to modernize and grow its facilities to support your needs.

CAPABILITIES

The Port of Mobile's capabilities and connectivity make it an ideal gateway for all types of cargo, from coal and containers to forest products and steel, to automobiles and aggregates. With deep water, modern equipment and multimodal connectivity, our port is one of the most efficient, versatile and accessible ports in the nation.

- 1,600-foot turning basin
- 4,000 acres with 41 berths
- Extensive inland waterway access via barge
- Access to nine railroads
- North/South and East/West interstate highway access
- On-dock, rail-service covered warehouses
- RO/RO - vehicle finishing capability
- 45-foot-deep water port
- On and near dock cold storage facilities
- Heavy lift and project cargo capabilities (2 Super Post-Panamax Cranes)
- Able to handle 13,000 TEU container ships
- Reliable transit times

CONNECTIVITY



- Access to five Class 1 railroads
- Access to four short-line railroads
- Intermodal capability to the Southeast and Midwest
- On-dock rail at Main Docks
- Switching Services



- Harbor deepening and widening completed by mid 2025
- 1,600-foot turning basin
- Modern ship-to-shore cranes
- Rail, barge and truck connectivity



- Accessibility to I-10 and I-65
- Quick speed to market for all cargo
- Lack of congestion
- 45-minute turnaround time in port
- Minimal dwell time

Source: alports.com

GALLERY





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