

The Northwest Alabama Industrial Portfolio

Three Buildings - 33 Acres - One Investment

400,000 SF Within a 5-Mile Radius

FOR SALE:
\$8,825,000 | \$22.50/SF

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7155 State Highway 13 Haleyville, AL 35565

- 275,500 SF warehouse/manufacturing facility
- 17.21 acre site
- Fire suppression sprinkler system
- Built in 1980, renovated in 2024
- 17 dock high doors
- 5 drive-in doors
- Up to 30' ceiling height
- 4,200 amps / 480 Volt power (3 switchgear)
- New roof as of 2023
- **SALE PRICE: \$7,500,000**



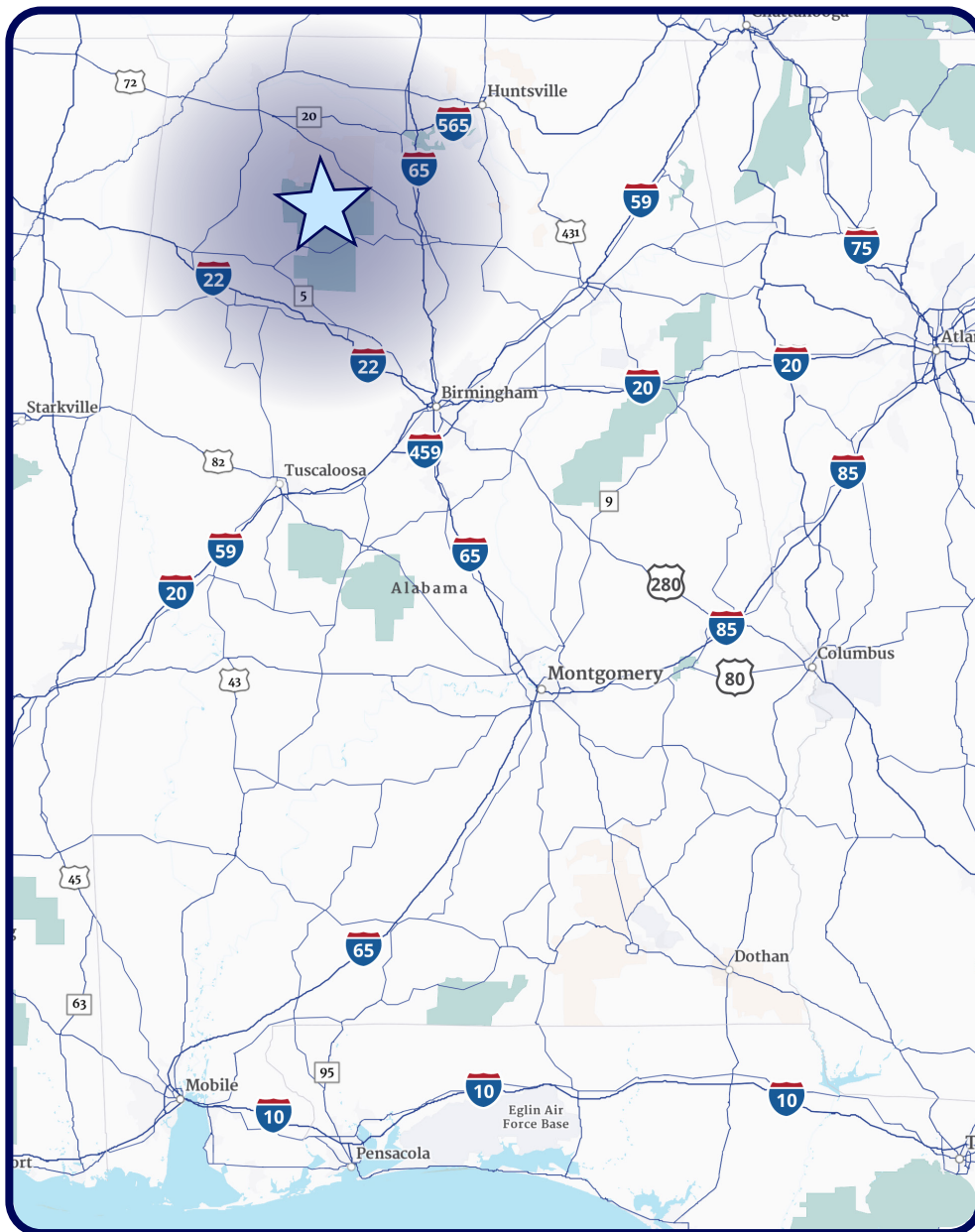
3900 State Highway 13 Haleyville, AL 35565

- 30,552 SF building
- 4.8 acre site
- Built in 1973
- Dock high loading platform
- One (1) drive-in door
- 16'-18' ceiling height
- Fully insulated
- Room for expansion/outside storage
- **SALE PRICE: \$375,000**



9370 State Highway 13 Haleyville, AL 35565

- 89,502 SF building
- 11 acre site
- Built in 1971, expanded in 1997
- Two (2) dock high doors
- Two (2) drive-in doors
- 18'-22' ceiling height
- Fully insulated
- Room for expansion/outside storage
- **SALE PRICE: \$950,000**



AREA ADVANTAGE

Strategic Southeast Location – Positioned along I-22 with connectivity to I-20, providing efficient access to Memphis, Birmingham, Atlanta, and major consumer markets.

Multimodal Infrastructure – Nearby interstate, rail-served sites, and proximity to the Tennessee-Tombigbee Waterway support manufacturing and distribution operations.

Established Industrial Workforce – Over 30% of the regional workforce employed in manufacturing, with deep experience across key industrial sectors.

Proven Industry Base – Strong presence in advanced manufacturing, automotive suppliers, metal fabrication, food processing, and logistics.

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