

# LOXLEY

LOGISTICS CENTER

31255 County Road 49 // Loxley, AL // 36551

POSITIONED  
FOR OPPORTUNITY.



## BUILDING E-2 FEATURES:

Building Size:  
**162,800 SF**

Tenant Storefronts:  
**8; Divisible to 20k SF**

Office:  
**Per Tenant Needs**

Lighting:  
**LED**

Clear Height:  
**36'**

Building Dimensions:  
**300' x 540'**

Post Configuration:  
**54'x45', 60' Speed Bay**

Sprinklers:  
**ESFR**

Loading:  
**Cross-Docked**

Trailer Parking:  
**Per Tenant Needs**

Auto Parking:  
**134 Spaces**

Lease Rate:  
**As Quoted**

Power:  
**3200A; 480V**

Overhead Doors:  
**52 Loading Docks; 8 Drive-In Doors**



## LOXLEY LOGISTICS CENTER

Situated on I-10 between the Port of Mobile and Pensacola, FL, this 210-acre site isn't just in an Opportunity Zone. It's a point of access to opportunity in every direction.

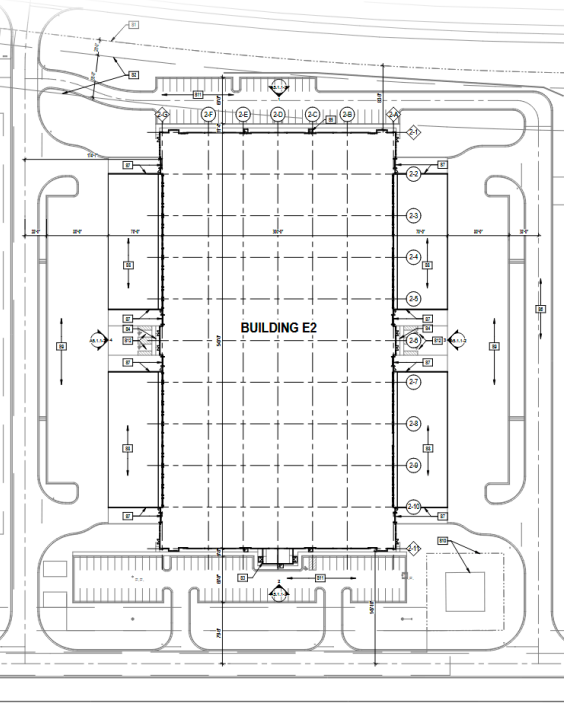
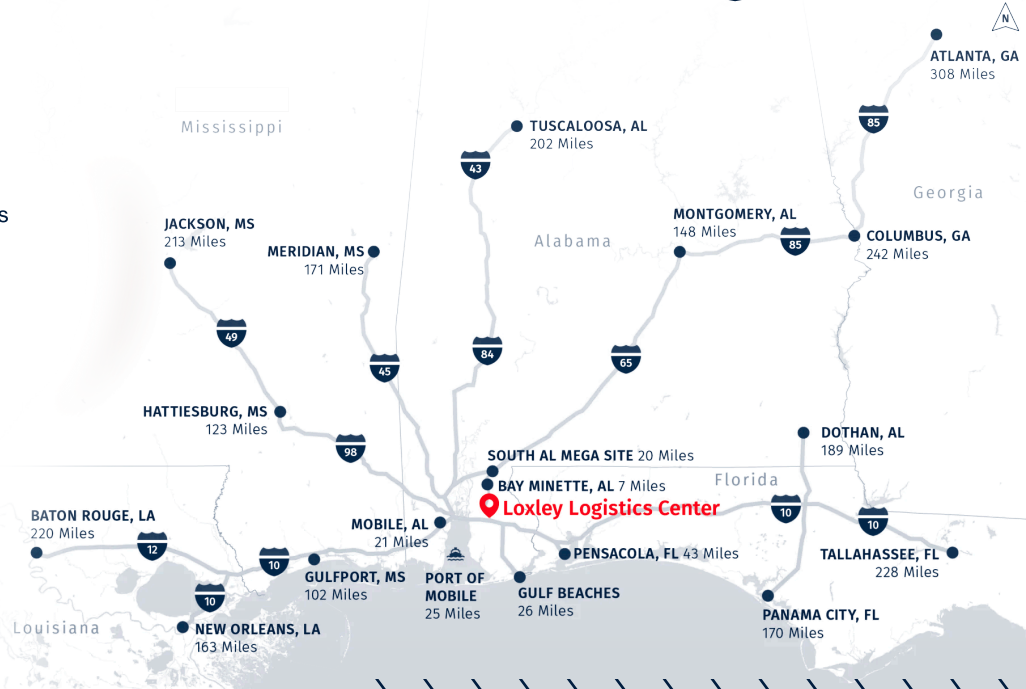
// Class A industrial  
// 3 Million SF  
// For Lease, For Sale, Build-to-Suit.

[LoxleyLogisticsCenter.com](http://LoxleyLogisticsCenter.com)

## ABOUT THE LOCATION:

Loxley Logistics Center is located in the heart of the central gulf coast. Baldwin County is Alabama's growing logistics and distribution hub and the nation's sixth fastest-growing metropolitan area. The development is ideally positioned north of Interstate 10, between Highway 59 and County Road 49, providing exceptional access to both the Port of Mobile and Pensacola markets.

Proximity to I-10 and I-65 places ten major regional markets within a six-hour drive: New Orleans, Tampa, Jacksonville, Birmingham, Nashville, Charlotte, Atlanta, Dallas, Houston and Memphis. The location is only 21 highway miles to the fastest-growing Gulf Coast port, APM Terminals Mobile.



## LEASING

Loxley Logistics Center is developed by Crown West Realty (CWR), a national, full-service owner and industrial developer. Across 25 years of success, CWR has developed, acquired or redeveloped more than ten million square feet of industrial and investment properties.

Our team offers broad expertise in related service areas including acquisition, design, financing, construction, leasing & management. We have a depth of experience in construction of LEED certified warehouses.



## CONTACT



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