

Where Innovation Meets Opportunity



I-10 and HWY 59, Loxley, AL | +/- 12M SF on +/-904 Acres

Pioneering Development in the heart of The Gulf Coast

State-of-the-art industrial spaces designed for modern businesses in Loxley, Alabama.

Strategically located at I-10 and Highway 59, Gulf Alabama Industrial Center offers ±12 million square feet of Class A industrial space across ±904 acres. With direct frontage on I-10, the project provides coast-to-coast connectivity from Jacksonville, FL to Santa Monica, CA. Tenants benefit from immediate access to four-lane Highways 59 and 90, and are just 25 minutes from I-65—Alabama’s primary link to Midwest distribution hubs.

PARK DETAILS	
Name	Gulf Alabama Industrial Center
Address	I-10 & Highway 59, Loxley, AL
Total Site Size	±904 Acres
Total Planned GFA	Up to ±12,000,000 SF
Zoning	M-2 General Industrial (Entitled)
Use	Industrial, Manufacturing, Distribution, Data Center
Specialized Use	Cold Storage & Hazmat capabilities
Development Type	Spec Development, BTS for Lease, BTS for Sale, Land Sale
Current Status	Phase 1: Horizontal Construction Complete Building 1 (301K SF): Delivered and Available Immediately





Project Highlights

Now under construction, Gulf Alabama’s brand-new, ideally-situated development offers direct access to the Port of Mobile – the 2nd fastest-growing container terminal in the U.S. – with the Mobile International Airport and Airbus headquarters within a 25-minute drive.

With subdivision capabilities and highly versatile, pad-ready sites, Gulf Alabama delivers unmatched operational flexibility for users of all scale. The park plans can accommodate a range of requirements, from 170,000 SF shallow-bay buildings to 1.4M SF modern bulk cross-dock facilities. Located in a high-demand region with near-zero Class A vacancy, Gulf Alabama brings highly sought-after Class A space to the dynamic Gulf Coast corridor.

Scan to follow project updates on LinkedIn

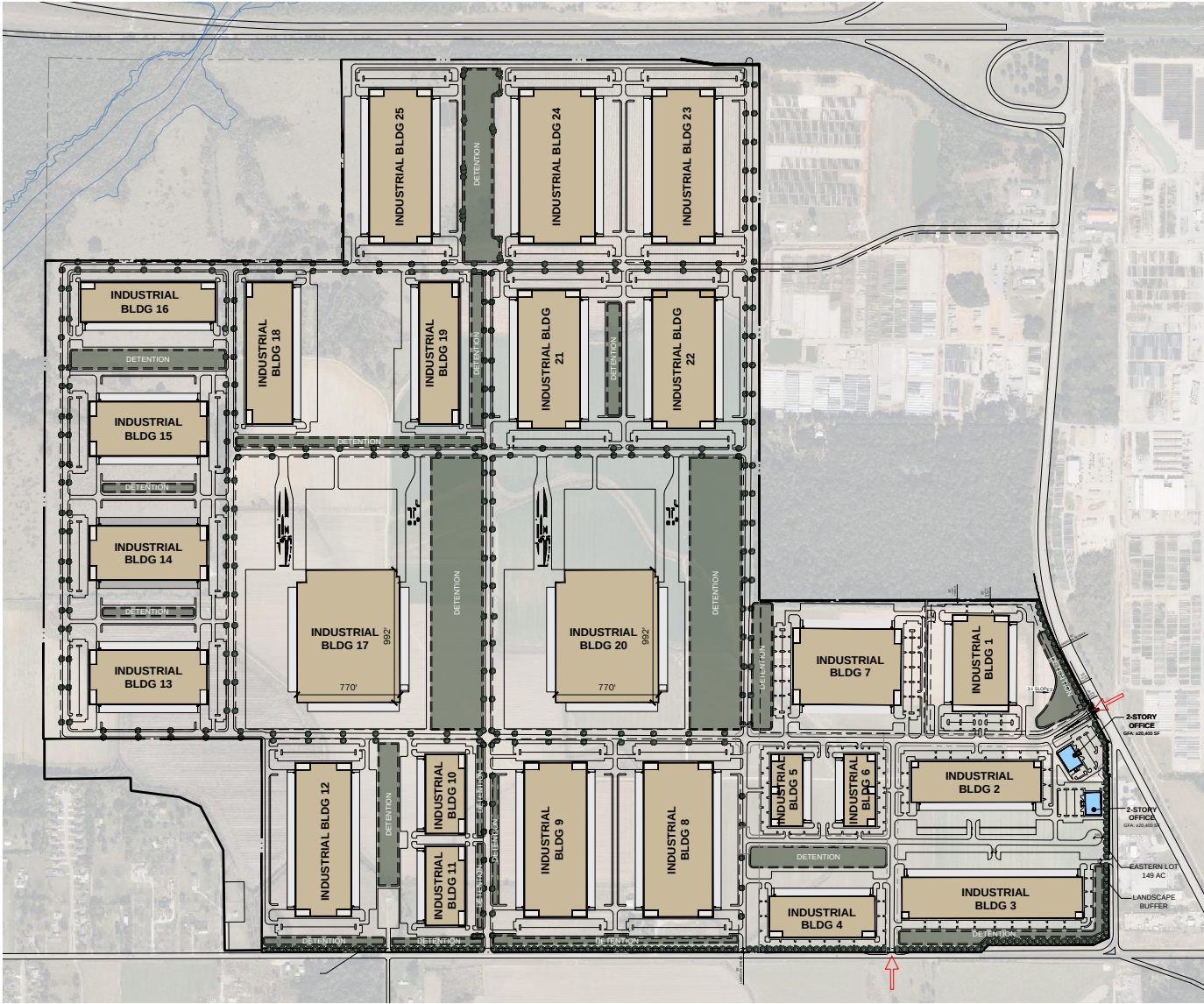


Overall Park Plan

Phase 1 Now Leasing | +/- 11M SF Planned Development

Building Area	
Building 1	301,560 SF
Building 2	301,320 SF
Building 3	418,500 SF
Building 4	244,900 SF
Building 5	129,600 SF
Building 6	129,600 SF
Building 7	461,700 SF
Building 8	600,600 SF
Building 9	542,850 SF
Building 10	179,100 SF
Building 11	179,100 SF
Building 12	486,450 SF
Building 13	360,800 SF
Building 14	360,800 SF
Building 15	360,800 SF
Building 16	303,600 SF
Building 17*	*756,310 SF
Building 18	371,700 SF
Building 19	318,600 SF
Building 20*	*756,310 SF
Building 21	486,450 SF
Building 22	486,450 SF
Building 23	542,850 SF
Building 24	658,350 SF
Building 25	542,580 SF
Total	± 11,555,060

*Building 17 & 20 expandable to 1.4M SF



Infrastructure Overview

Gulf Alabama Industrial Center is supported by a robust utility framework with significant excess capacity already in place. This shovel-ready infrastructure, including power, water, natural gas, and fiber, is thoughtfully designed to support high-demand industrial users.



- ELECTRIC**
- Provider: Baldwin EMC, Alabama Power
 - Existing infrastructure adjacent to site
 - 115 kV transmission line and 12.47 kV/7.2 kV distribution line located at the site
 - Redundant feed available



- WATER**
- Provider: City of Loxley
 - 8" and 6" lines adjacent to site
 - Existing water tower on eastern border of site
 - Over 4 MGD in excess capacity available to the site



- NATURAL GAS**
- Provider: Riviera Utilities
 - 2" lines with 90 psi adjacent to site
 - Excess capacity available to site



- WASTEWATER**
- Provider: City of Loxley
 - 8" force main and 3" low pressure main adjacent to site
 - Existing lift station at southwest corner of site
 - Over 1 MGD in excess capacity available to site



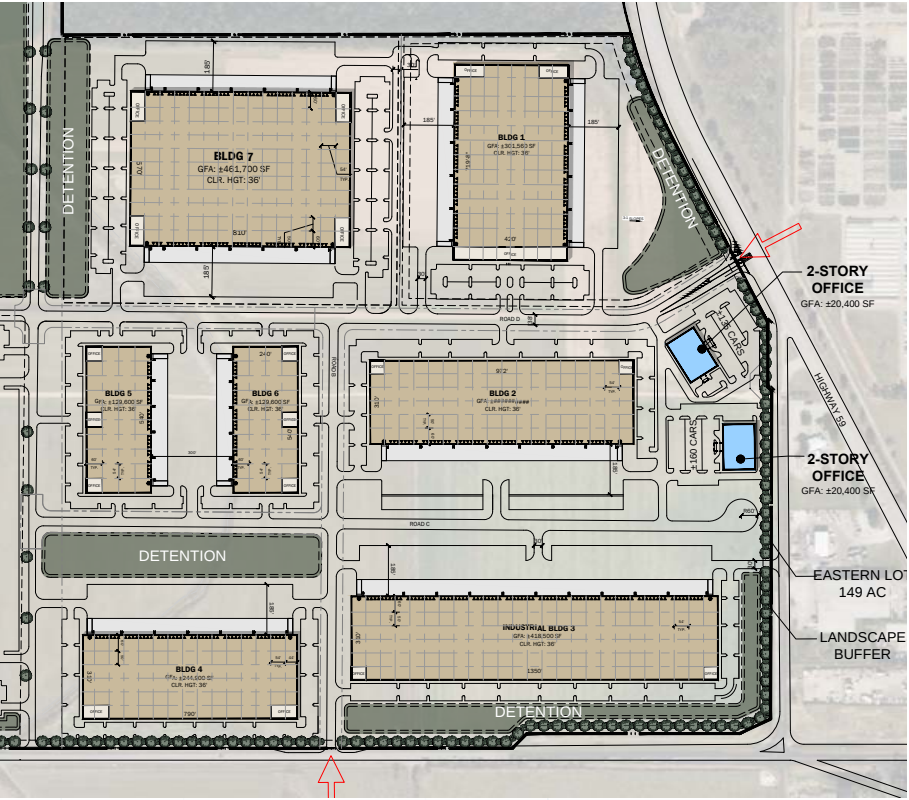
- FIBER**
- Provider: Multiple Providers
 - Fiber infrastructure available on-site



Phase 1 Overview

Your Immediate Speed-to-Market Solution

Phase 1 offers shovel-ready sites with immediate availability and full utility infrastructure already in place. Anchored by the newly completed Building 1, a ±301,560 SF Class A facility, this phase delivers customizable build-to-suit opportunities and an accelerated timeline from design to occupancy.



Speed-to-Market:
Shovel-ready sites are available for immediate development.

Fully Prepared:
Entitled sites with all utilities in place, eliminating pre-construction delays.

Efficient Process:
Move quickly from design to operations with existing conceptual plans.

Flexible Solutions:
Choose from state-of-the-art cross-dock buildings to build-to-suit cold storage facilities.

Strategic Opportunity:
Secure your place in a premier logistics park without the typical timeline

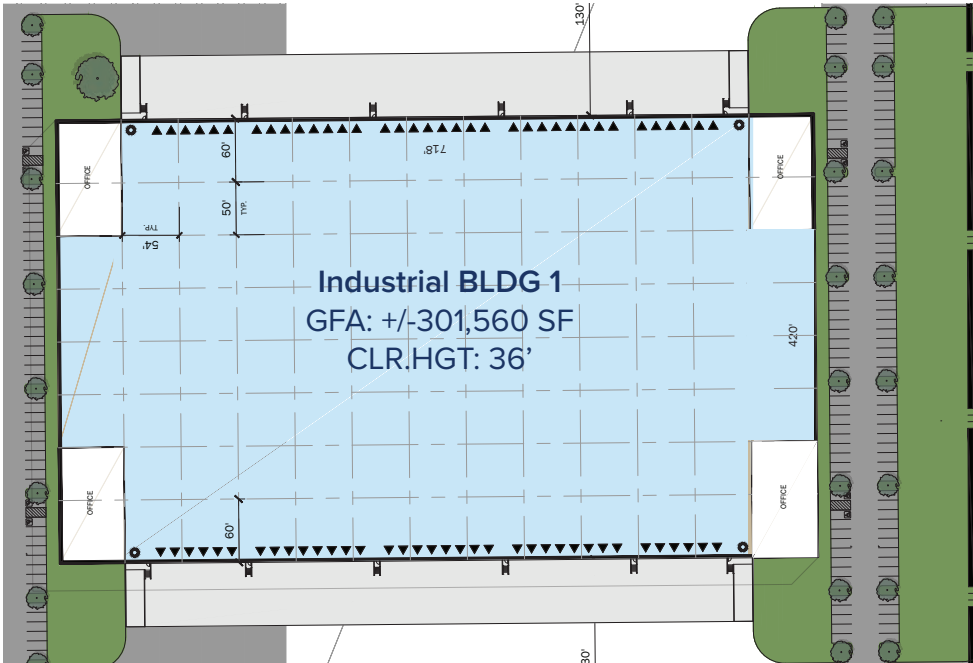
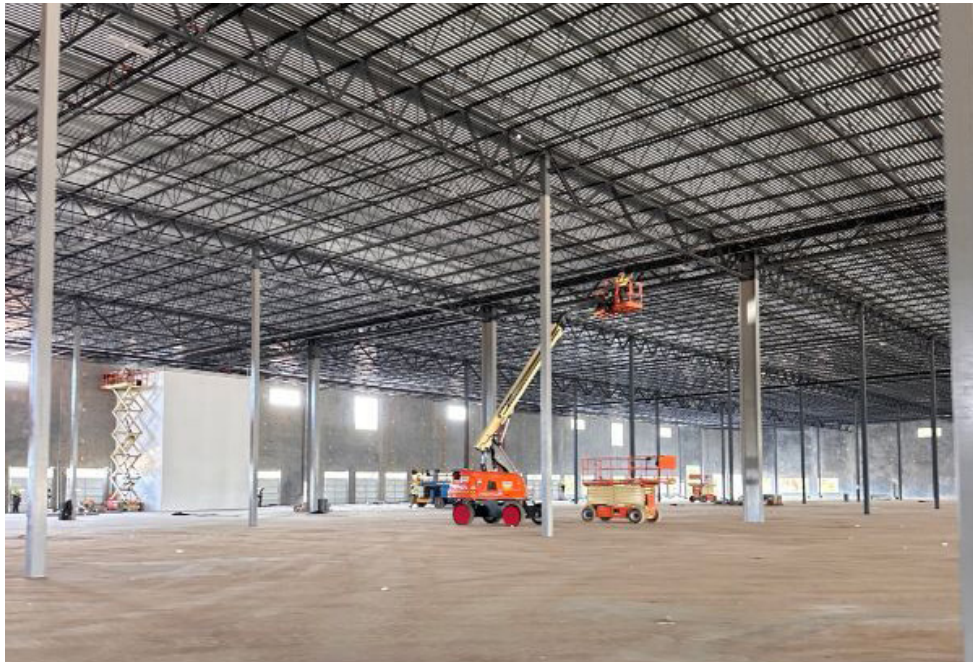
DELIVERED - AVAILABLE NOW

Phase 1 - Building 1

Now Leasing
Spec suite available

BUILDING 1 - BTS	Availability	Immediate
	Gulf Alabama Address	15365 Enterprise Boulevard Loxley, AL 36551
	Acreage	23.79 Acres
	Building Dimensions	720' x 420'
	GLA	301,560 SF
	Tenants	single
	Suite Size	301,560 SF
	Office	~4% of GLA (~10K SF/ Suite)
	Column Spacing	54' x 50'
	Zoning	M2
	Clear Height	36'
	Car Parking Spaces	120 Spaces
	Trailer Parking Spaces	51 Spaces
	Truck Court	185' Deep

BUILDING 1 - BTS	Dock Doors	72
	Drive-In Doors	4
	Loading Configuration	Rear-Load
	Roofing	45 Mil TPO, R9 Insulation
	HVAC	1 Air Change Per Hour Ventilation
	Fire Protection	ESFR
BUILDING 1 - BTS	Power	1,000 Amps

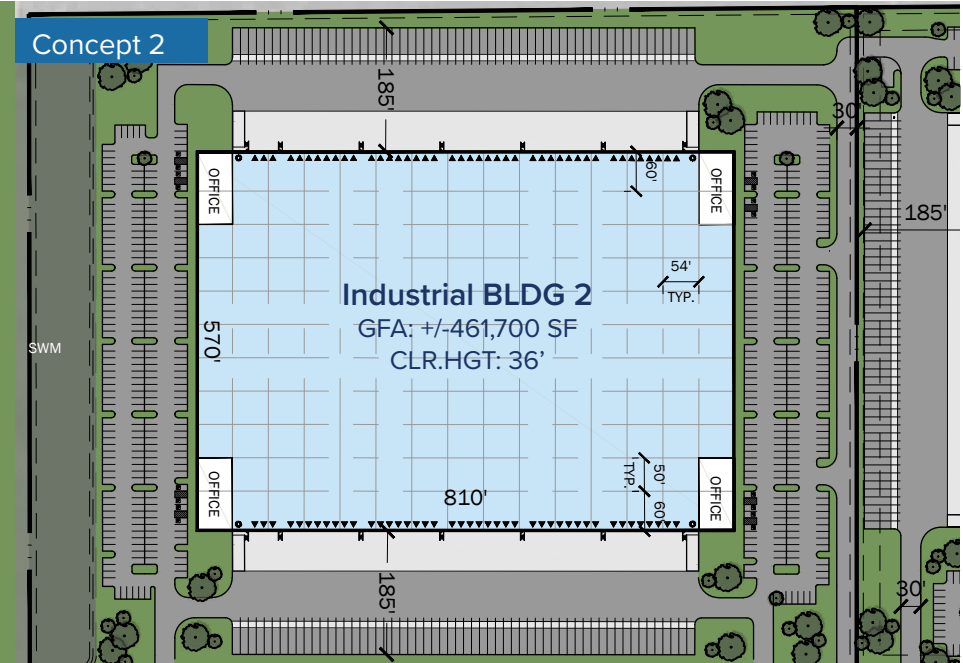
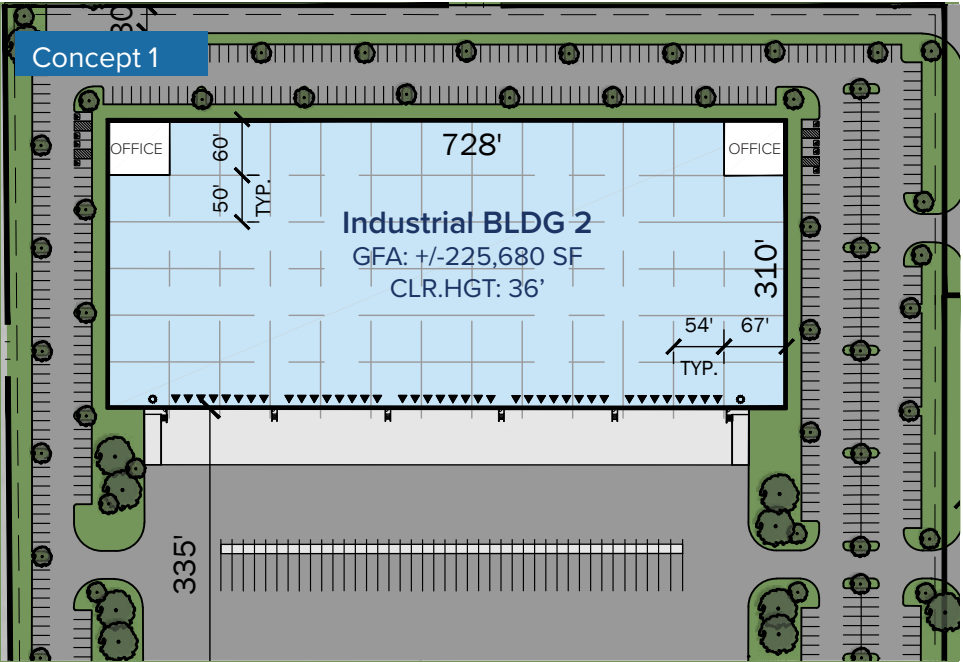


Phase 1 - Building 2

Pad-Ready, Build-to-Suit Site
Manufacturing, Warehousing, Data
Center, Cold Storage Opportunity

BUILDING 2 - BTS - CONCEPT 2	Gulf Alabama Address	15120 Highway 90, Loxley, AL
	Acreage	15.86 Acres
	Building Dimensions	728' x 310'
	GLA	225,680 SF
	Tenants	2
	Suite Size	112,840 SF
	Office	~4% of GLA (~4.5K SF/ Suite)
	Column Spacing	50' x 60' Typical Interior Bays / 67' x 54' Loading Bay
	Zoning	Industrial
	Clear Height	36'
	Car Parking Spaces	267 Spaces
	Trailer Parking Spaces	51 Spaces
	Truck Court	185' Deep
	Dock Doors	36 (18 Per Suite)

BUILDING 2 - BTS - CONCEPT 2	Drive-Up Ramps	2 (1 Per Suite)
	Loading Configuration	Rear-Load
	Roofing	45 Mil TPO, R9 Insulation
	HVAC	1 Air Change Per Hour Ventilation
	Fire Protection	ESFR
	Power	1,000 Amps



DELIVERED - AVAILABLE NOW

Building 1 Photography



Gateway to Major Markets

Gulf Alabama Industrial Center offers unmatched connectivity as the closest, largest contiguous site to the Port of Mobile, the preferred first port of call on the Gulf. Served by five Class 1 railroads and four short-line rail carriers with direct intermodal connections, Gulf Alabama ensures easy access to critical infrastructure, making it an ideal base for businesses looking to expand their reach efficiently.



Immediate Access to 4-Lane Highways 59 & 90

Gulf Alabama Industrial Center has Direct Frontage on I-10 (Connecting Jacksonville, FL to Santa Monica, CA)

25 Minutes, 24.5 Miles to I-65 (Connecting this region to Chicago, IL)

20 Minutes to Port of Mobile

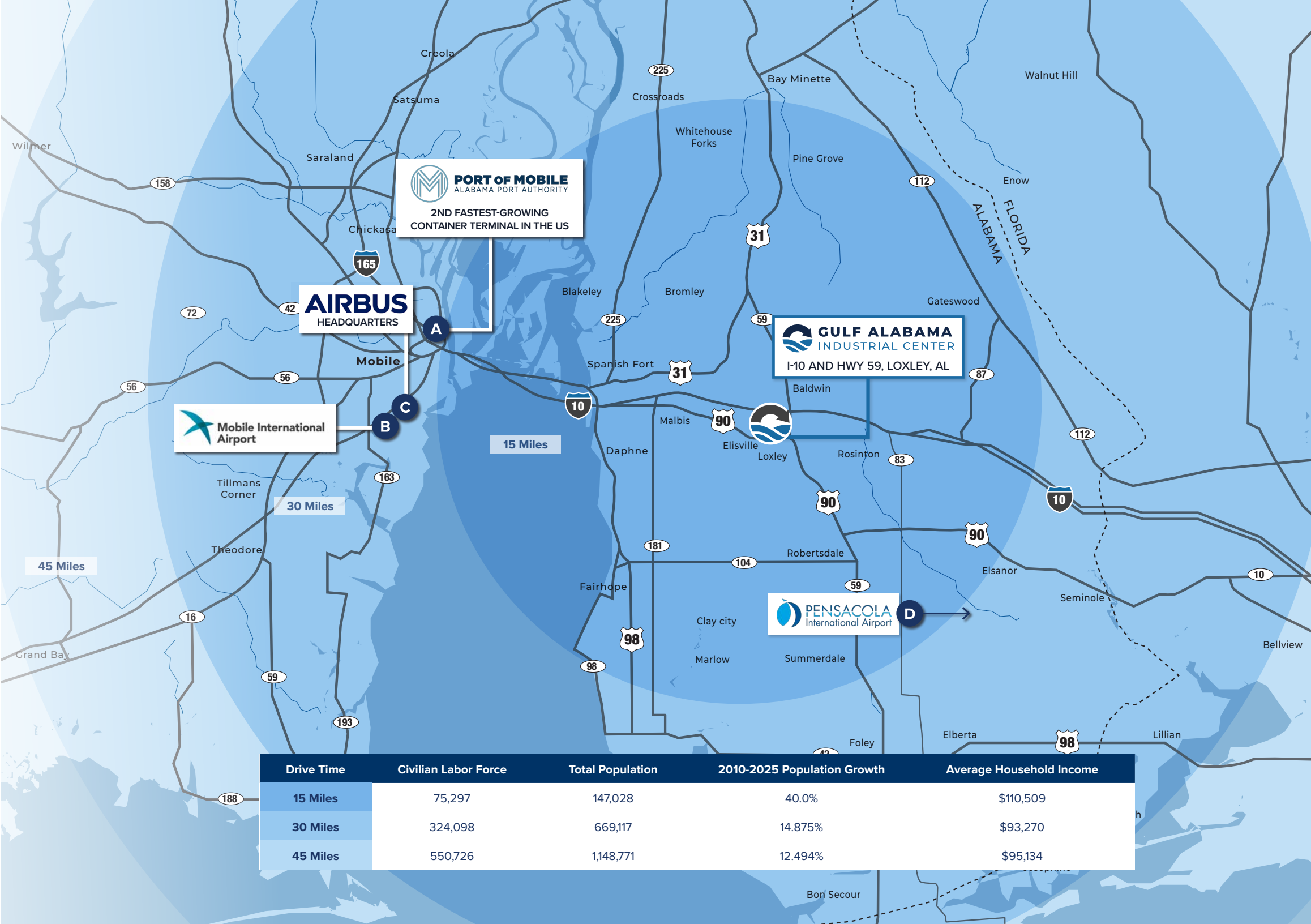
25 Minutes to Mobile International Airport

A Port of Mobile
19.5 Miles

B Mobile International Airport
23.5 Miles

C Airbus HQ
21.5 Miles

D Pensacola International Airport
40.0 Miles



Strategically Positioned

Why Baldwin County

In addition to its prime proximity to the Port of Mobile, Gulf Alabama is situated in the heart of Baldwin County, the second fastest-growing county in Alabama.

\$1.3M
Residents

7,504
New residents in 2024

600K
Workers and 1.3M
Residents in Region

\$108,584
Average Household Income

Port of Mobile

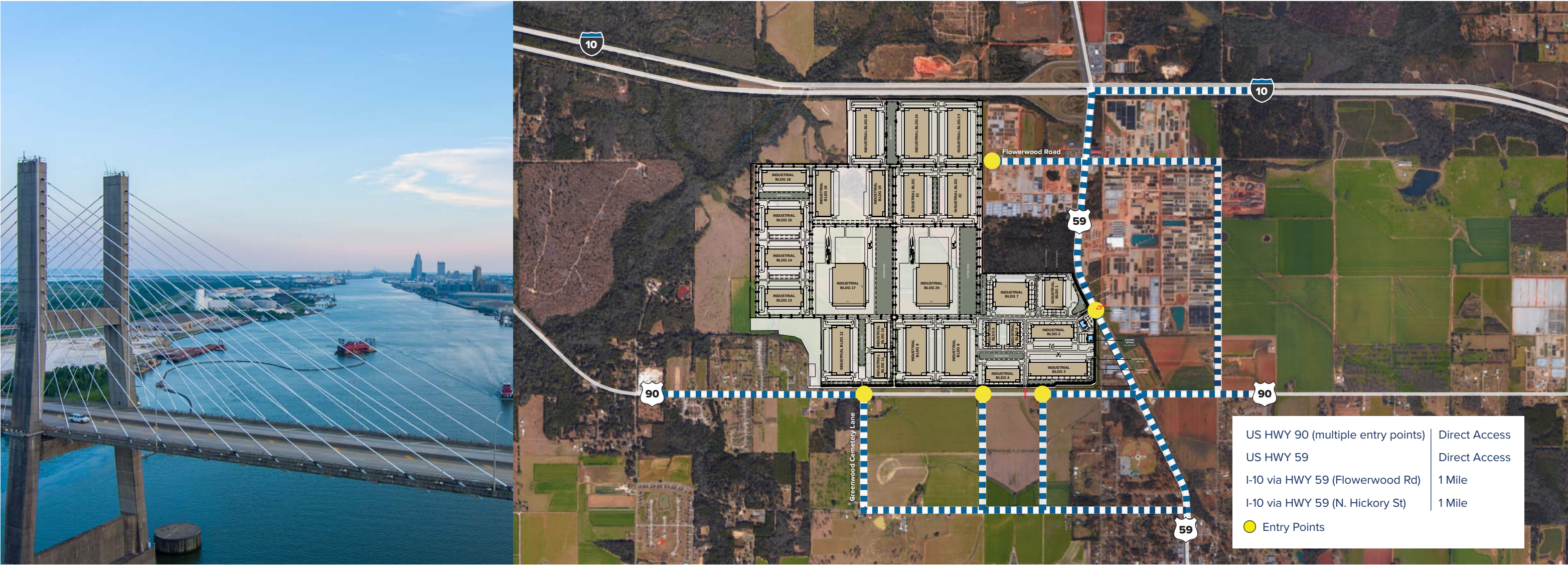
With a \$366M harbor deepening and widening project nearly complete, container capacity will reach 1M TEUs. This makes the Port of Alabama the only U.S. port to offer the unique combination of a 50-foot draft, direct service from five Class I railroads, and world-class steel handling facilities in a single location.

\$98.2B
Economic Value to
Alabama

351,000+
Jobs Created

\$22.5B
Port-Related Income

\$2.4B
State and Local Tax Impacts



SEA
Deepest Port on
Gulf of Mexico



RAIL
9 Railroads - 5 Class
1 & 4 Short Lines



ROAD
Access to I-10
and I-65



AIR
Direct Access
to 2 airports



GULF ALABAMA INDUSTRIAL CENTER

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