



# South Alabama Mega Site

## Strategically located industrial site with infrastructure near global port

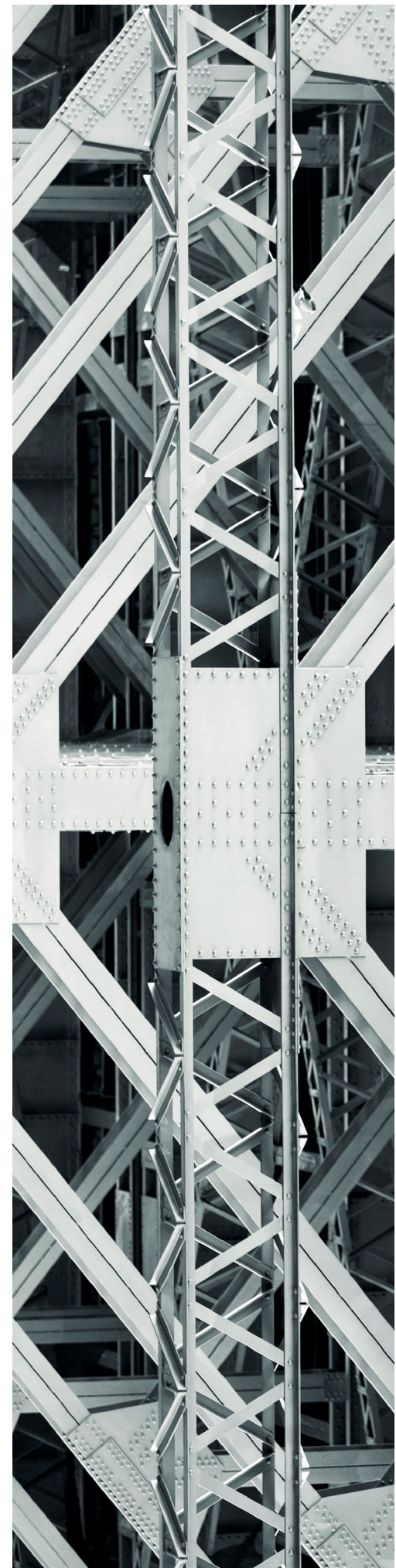
Build your large-scale manufacturing facility on over 3,000 acres of ready-to-develop land that is connected to major interstates, the CSX mainline and provides quick access to the Port of Mobile. Baldwin County is Alabama's leader in workforce talent attraction and business investment, and is the 11th fastest-growing MSA in the country. Plus, as a pre-vetted CSX Select Site, you can be sure it meets the most stringent criteria for lower risk and faster speed to market.

### ➔ Site benefits

- Fully supported by Alabama Power Company, CSX and the Alabama Department of Commerce
- Located in Alabama's **fastest-growing** metro area
- Over **540,000** workers in the Baldwin County labor shed
- 32 miles from the **Port of Mobile**
- Publicly owned by the Baldwin County Commission
- All environmental due diligence completed

### \$7M enhancement project

The site recently received \$7 million in upgrades, including the addition of a one-million-square-foot building pad and an on-site railbed. With site prep work complete, construction can begin immediately!





## Property details

3,009 available acres

No zoning or height variance needed

CSX mainline rail frontage

Immediate access to four-lane Alabama Hwy 287

1 mile of frontage on I-65

All utilities available to site

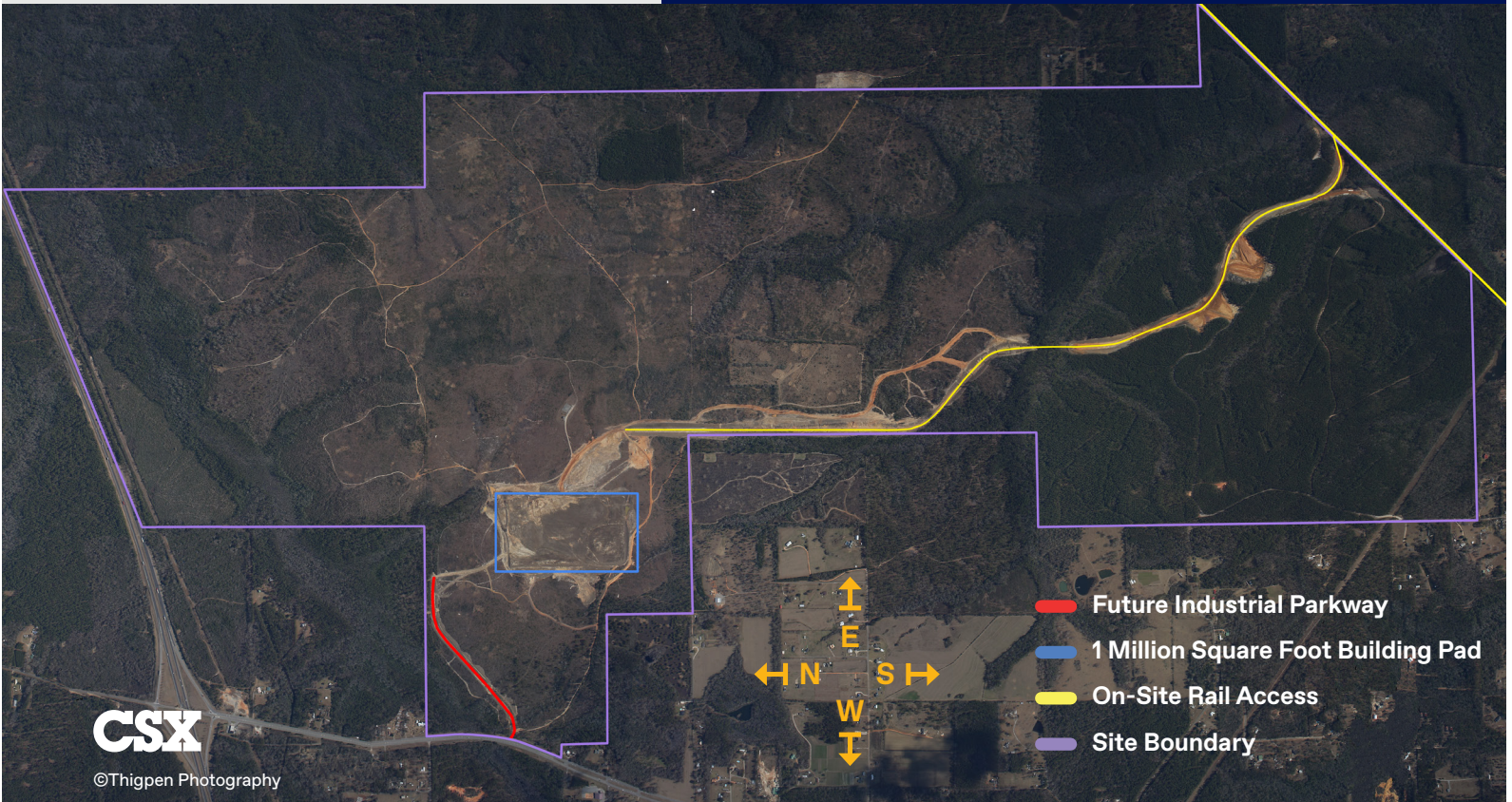
## Utilities access

Alabama Power Company  
115 kV and 230 kV electric transmission lines on-site

North Baldwin Utilities  
4-inch natural gas line adjacent to site

North Baldwin Utilities  
12-inch water line adjacent to site

North Baldwin Utilities  
8-inch wastewater line adjacent to site



For more information:

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