



# REAL PARK

# REGIONAL EAST ALABAMA LOGISTICS PARK

Master Planned, Class A Industrial Park  
±7.0M SF on ±700 acres

168,480 SF BUILDING READY FOR IMMEDIATE OCCUPANCY



[VIEW WEBSITE](#)



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# PROPERTY HIGHLIGHTS

0.25 MILES FROM EXIT 42 ON I-85

168,480 SF (EXPANDABLE) COMPLETED IN 2023

**BUILD-TO-SUIT AVAILABLE FOR WAREHOUSING,  
LOGISTICS MANUFACTURING AND ASSEMBLY USERS**  
(ALTERNATIVE SITE PLANS UPON REQUEST)

**LOCATED BETWEEN KIA (35 MILES)  
AND HYUNDAI (55 MILES)**

 - BUILDING COMPLETED



# BUILDING 100



**ADDRESS:**

State Rte. 186 and I-85  
Tuskegee, AL 36083

**TOTAL SF:** 168,480 SF Rear-load

**OFFICE:** 2,035 SF

**DIMENSIONS:** 702' x 240'

**CLEAR HEIGHT:** 32'

**COLUMN SPACING:** 54' x 60'

**POWER:** 3,000 amps

**DOCK DOORS:** 36 Dock high doors with  
12 dock levelers in place (expandable)

**DRIVE-IN DOORS:** 2 (12' x 14')

**CONSTRUCTION:** Tilt-up concrete panels

**TRUCK COURT:** 185' Deep

**FLOOR SLAB:** 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

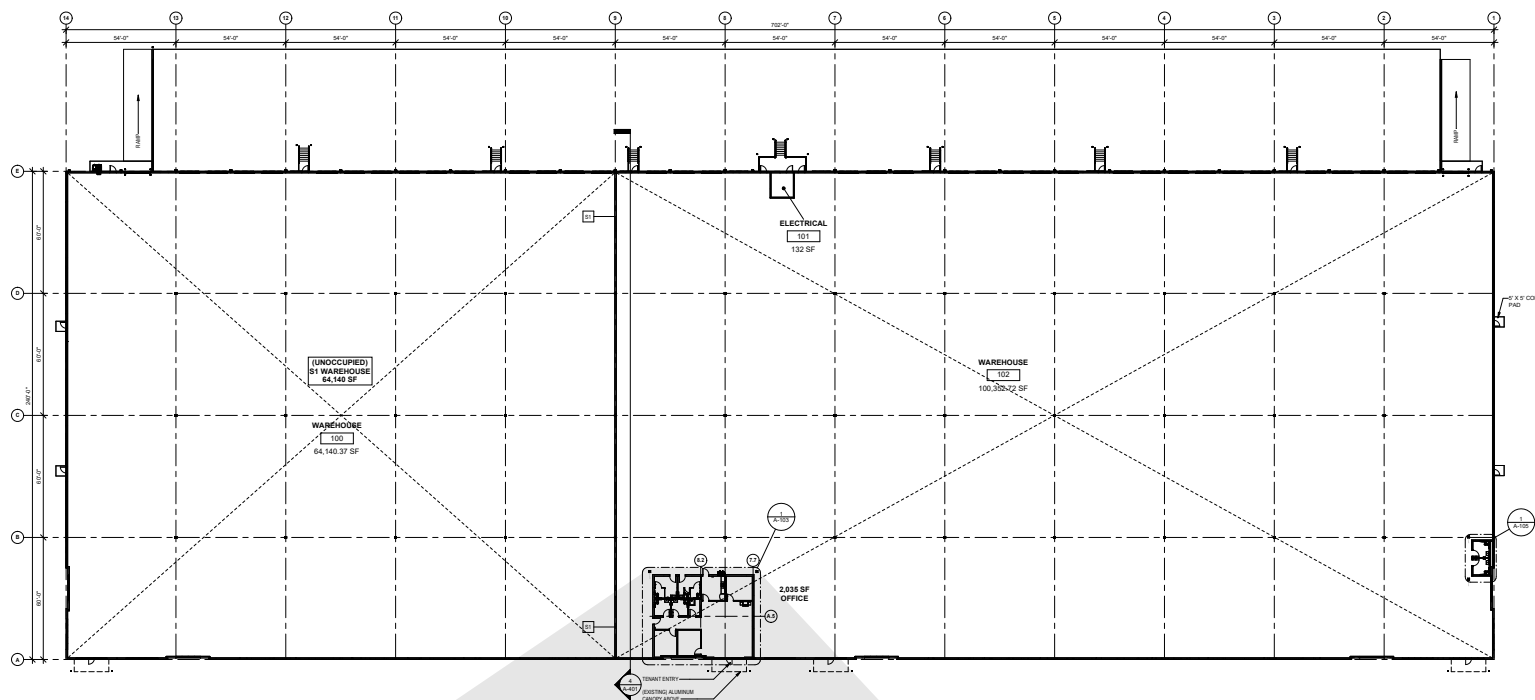
**HEAT/AIR:**

Gas-fired heating units designed for freeze protection  
10 High velocity fans (HVF), 6 ton HVAC for office

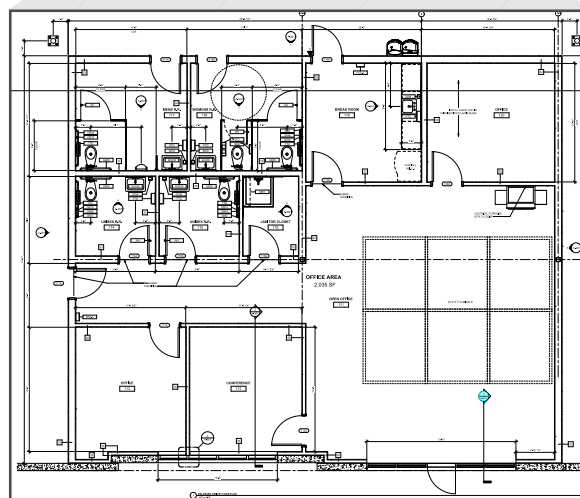
**TRAILER STORAGE:** 50 positions available  
(expandable)

**AUTO PARKING SPACES:** 120, includes 4 handicap

# BUILDING 100: FLOORPLAN



**168,480 SF**  
AVAILABLE



## OFFICE SPECS

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

BUILDING 100: PHOTOS



# WHY REAL PARK?

## SITE

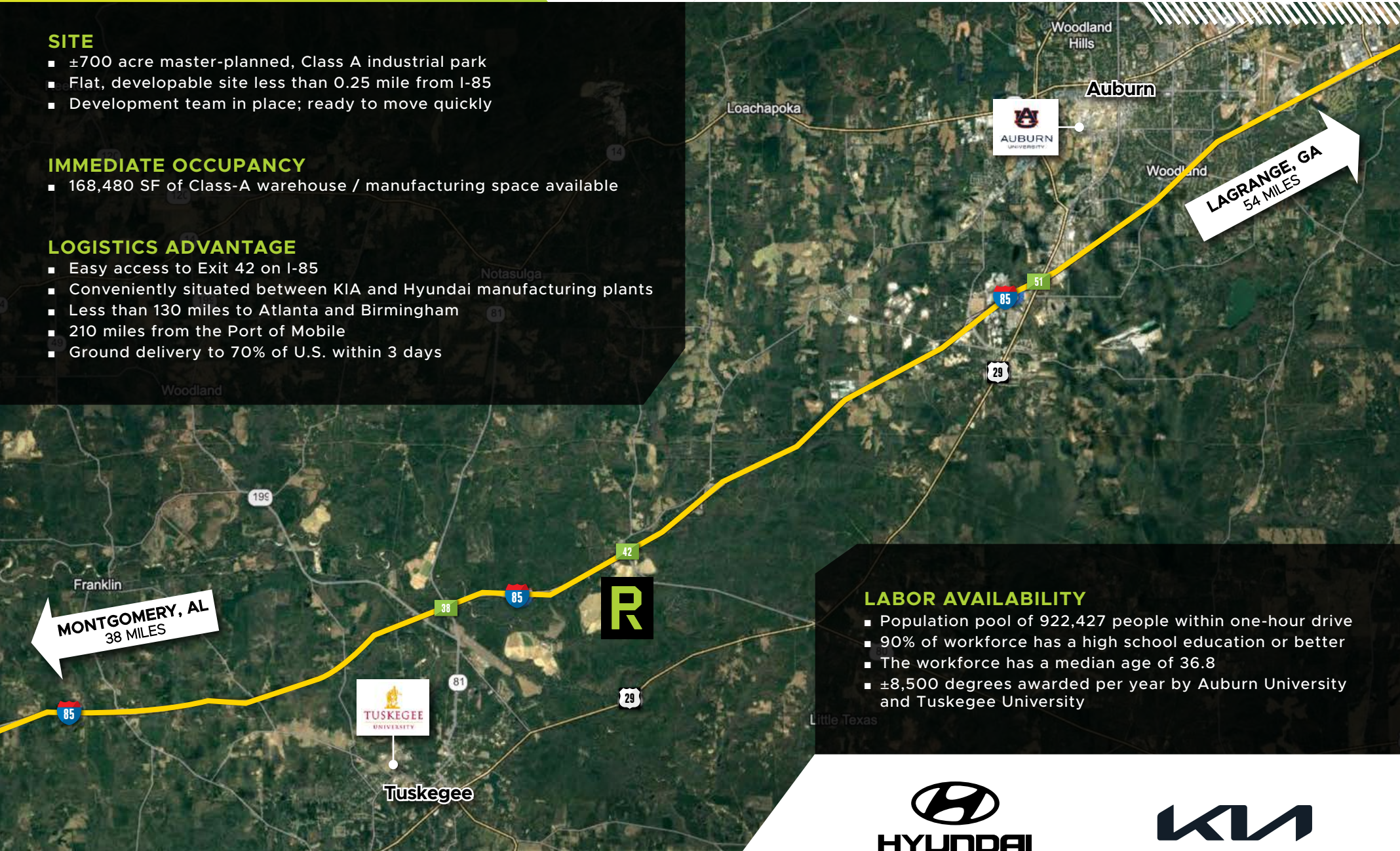
- ±700 acre master-planned, Class A industrial park
- Flat, developable site less than 0.25 mile from I-85
- Development team in place; ready to move quickly

## IMMEDIATE OCCUPANCY

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

## 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



## 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 by Auburn University and Tuskegee University

# 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

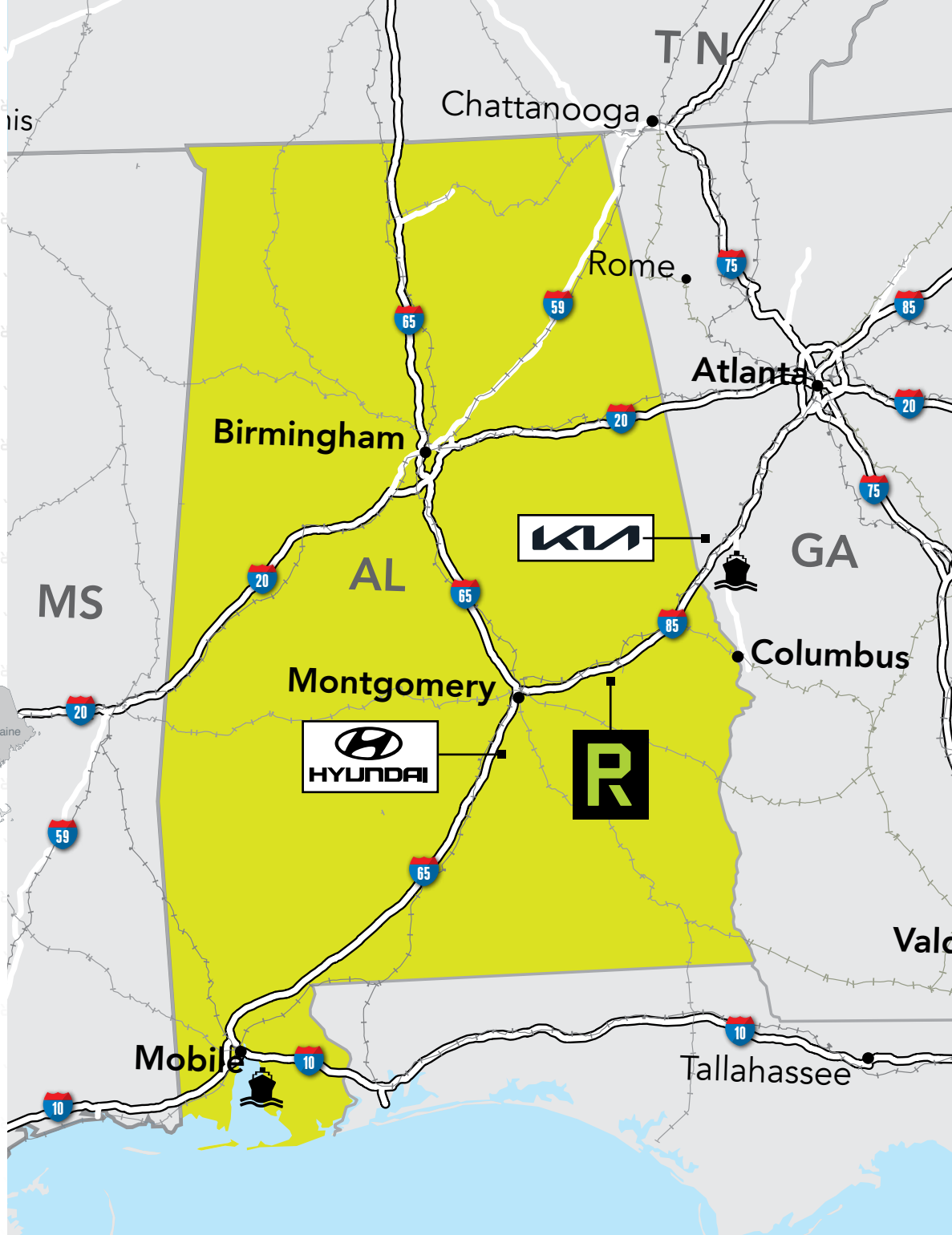
|      |                      |
|------|----------------------|
| I-85 | 0.25 miles / 0.40 km |
| I-65 | 44.2 miles / 71 km   |

## AIR

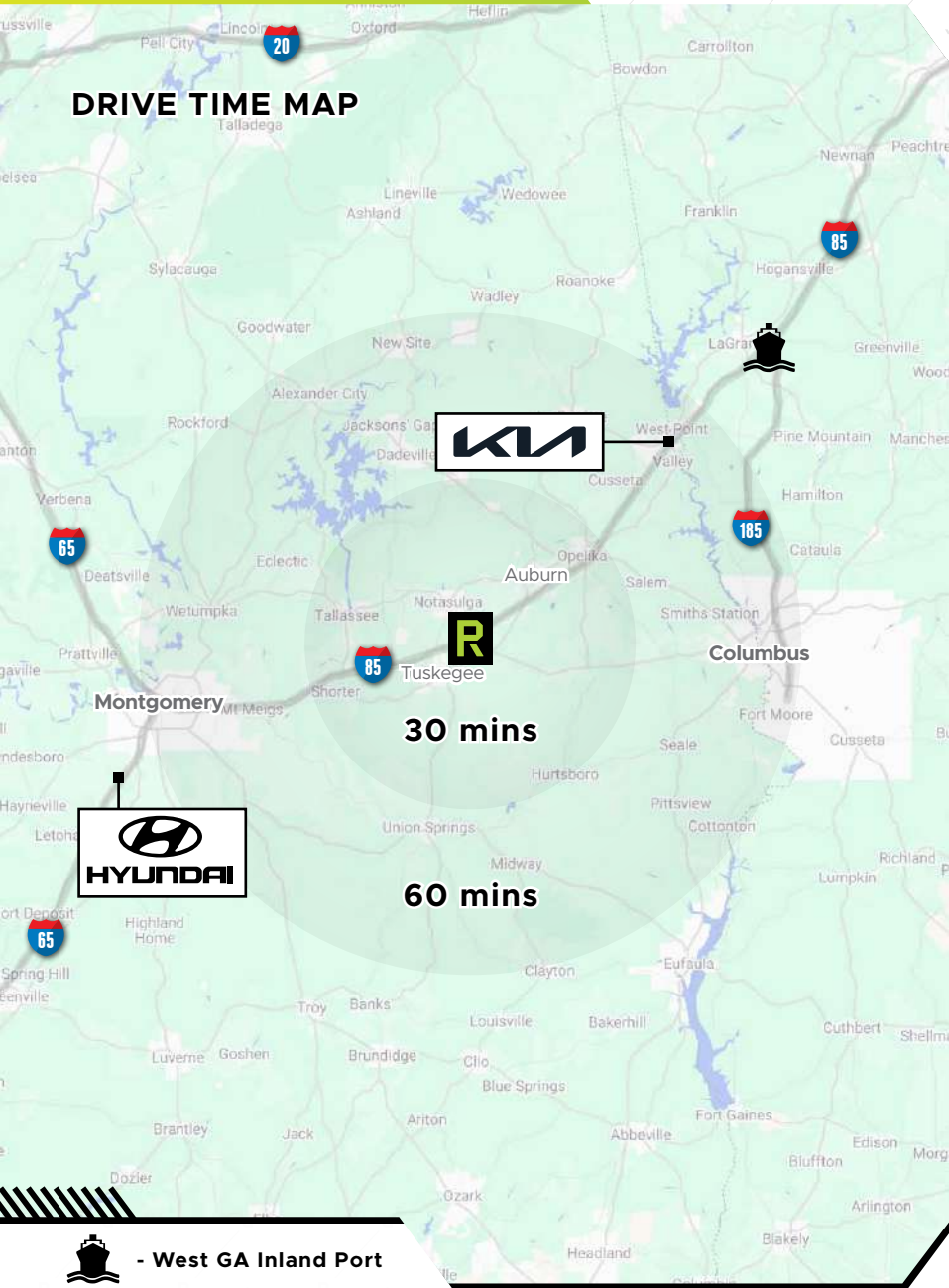
|  |                    |
|--|--------------------|
| Montgomery (MGM)                               | 50 miles / 80 km   |
| Hartsfield-Jackson Atlanta Int'l Airport (ATL) | 111 miles / 178 km |
| Birmingham (BHM)                               | 138 miles / 224 km |

## 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 |



# LOCAL LABOR



| WORKFORCE                                     |        |
|---|--------|
| High School Grad/GED or Better                | 90%    |
| Median Age                                    | 36.8   |
| Degrees Awarded by Auburn & Tuskegee per Year | ±8,500 |



| HOUSEHOLDS                   |          |
|------------------------------|----------|
| Median Income                | \$54,754 |
| Income Range of \$35K-\$150K | 57.1%    |
| Average Size                 | 2.43     |



| BUSINESSES        |         |
|-------------------|---------|
| Area Total        | 30,213  |
| Unemployment Rate | 4.2%    |
| Total Employees   | 444,469 |



| DEMOGRAPHICS                  |         |
|-------------------------------|---------|
| Diversity Index               | 63.8    |
| Total Population              | 922,427 |
| Percent Working Age (Over 18) | 78.2%   |

Source: ESRI 2023



# AVAILABLE INCENTIVES

## **JOBS CREDIT**

Tenant can claim a cash rebate of up to 4% of previous year's gross payroll each year for 10 years. Note that this incentive is typically 3% in other Alabama counties, but because Macon is targeted for economic development purposes, it is one of a handful of counties to offer this additional incentive.

## **PROPERTY & SALES TAX ABATEMENT**

1. Property Tax - the combination of Macon County and the State can abate all non-educational property taxes on the project for 20 years.
2. Sales Tax - the combination of Macon County and the State can cause the project to pay no sales taxes on equipment for the project.

## **CASH CLOSING FUND**

The Governor of Alabama has some limited discretionary funding available to use as a "deal closing" fund to solve specific capital stack problems on deals.

## **AIDT**

Alabama offers some of the best workforce training and development solutions of any state in the country through AIDT. The State typically includes its workforce training and development plan as part of the incentive package for the business.

## **QUALIFIED HUBZone LOCATION**

The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year.

## **NEW MARKETS TAX CREDIT**

A federal incentive that can provide up to 20% of the project's CAPEX and working capital as a direct cash subsidy via a 7-year forgivable loan.

## **INVESTMENT CREDIT**

A tax credit equal to 22.5% of total capital investment in the project - taken over 15 years. The first five years - roughly 7.5% of the capital investment credit - can be sold to a third party for 85% of their face value and used by Landlord to complete buildout. The remaining credits should offset substantially all state income tax liability for the company for the next decade.

## **CASH GRANTS AMENDMENT 772**

Cities and counties (including Macon) have the ability to make cash grants and share tax revenues collected with private companies if doing so promotes economic development.

# PORT OF MOBILE, AL

## RELIABLE, CAPABLE & 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 and 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**



Access to five Class 1 railroads  
Access to 4 Short-Line railroads  
On-dock rail at Main Docks  
Switching services



Harbor deepening/widening by 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  
45-minute turnaround time in port  
Lack of congestion



# R REAL PARK

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*



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