



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



HYUNDAI

← 55 MILES



35 MILES →



[VIEW WEBSITE](#)



WESLEY BUDD
404 812 4065
wbudd@naibg.com

CHARLIE ADAMS
404 812 4037
cadams@naibg.com

JAMIE LEIGH BOYD
404 812 4018
jlboyd@naibg.com



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

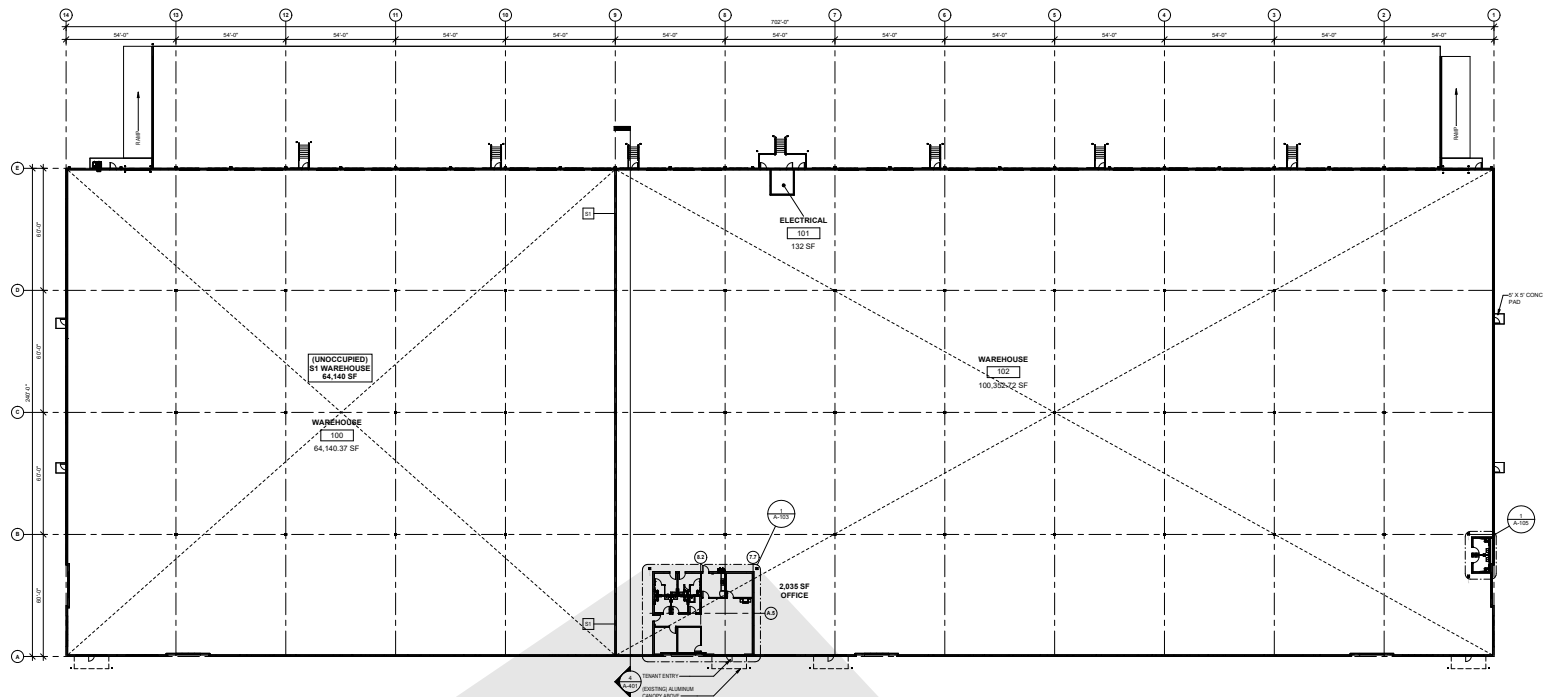
HEAT/AIR:

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

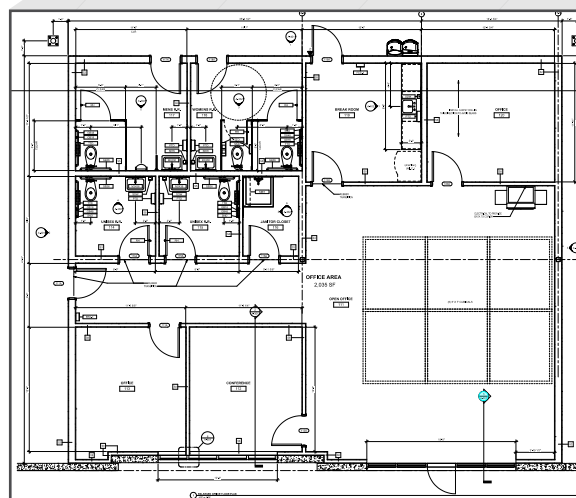
TRAILER STORAGE: 50 positions available
(expandable)

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

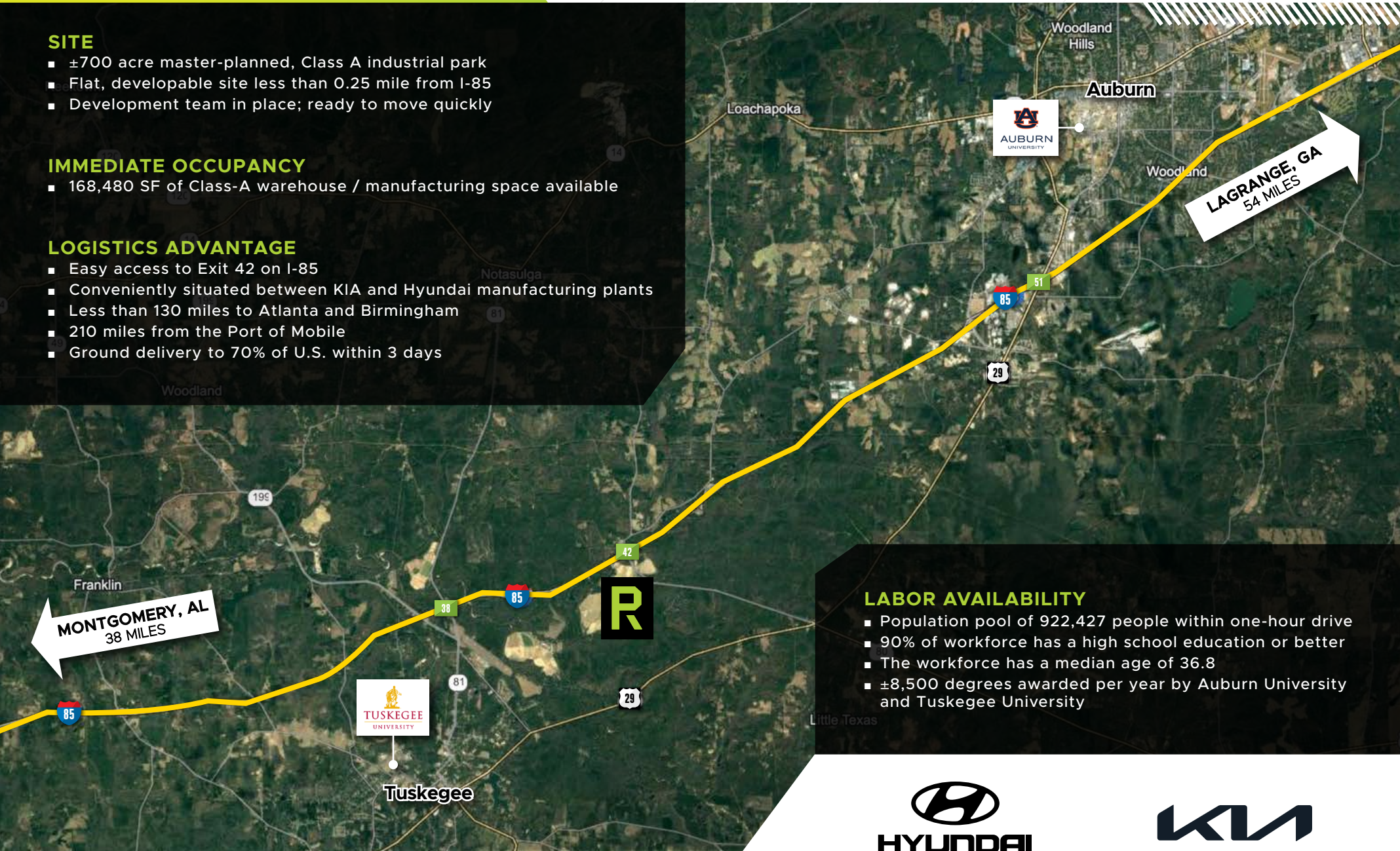
- ±700 acre master-planned, Class A industrial park
- Flat, developable site less than 0.25 mile from I-85
- Development team in place; ready to move quickly

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

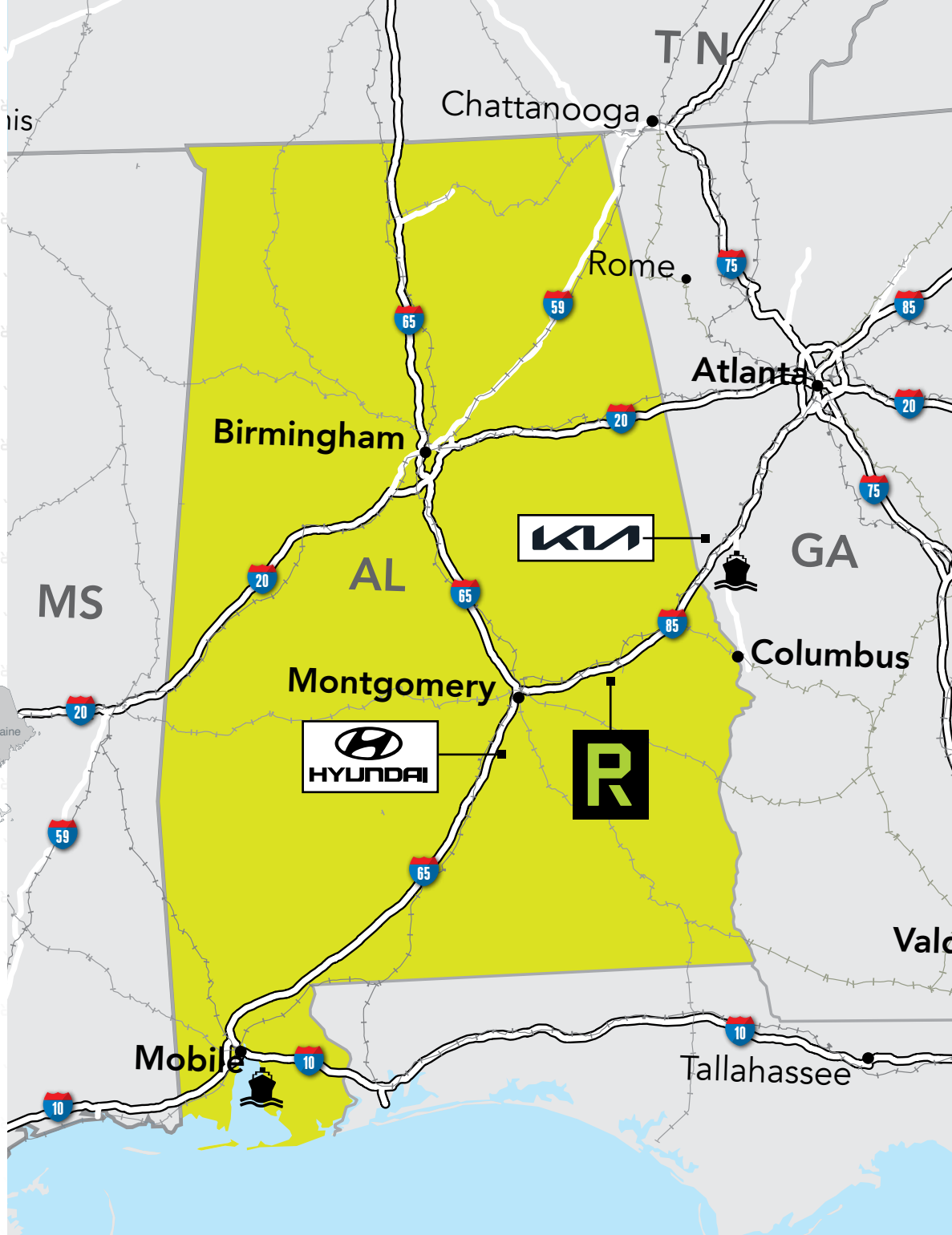
I-85	0.25 miles / 0.40 km
I-65	44.2 miles / 71 km

AIR

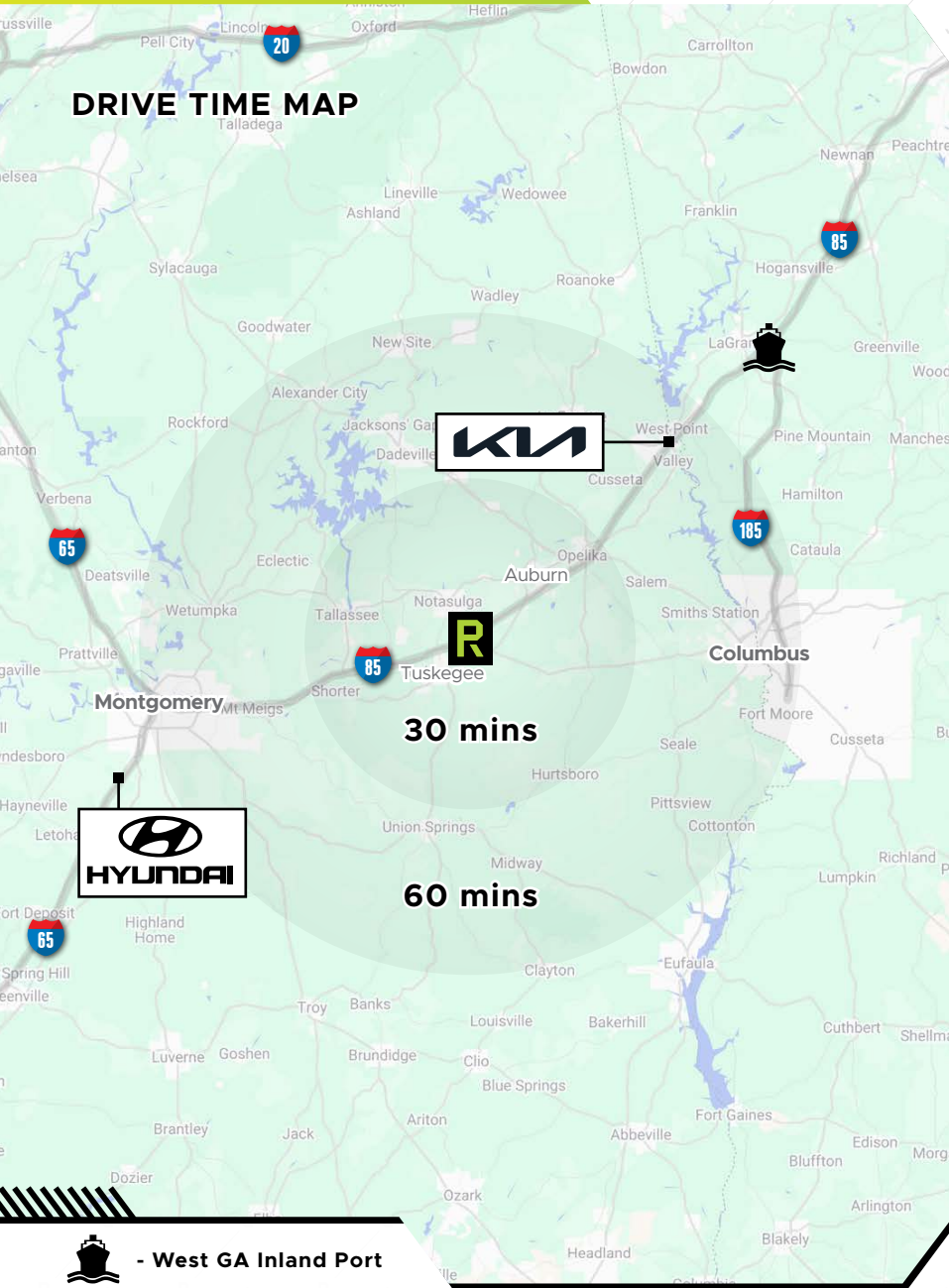
Montgomery (MGM)	50 miles / 80 km
Hartsfield-Jackson Atlanta Int'l Airport (ATL)	111 miles / 178 km
Birmingham (BHM)	138 miles / 224 km

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.



FOR MORE INFORMATION PLEASE CONTACT:

WESLEY BUDD
404 812 4065
wbudd@naibg.com

CHARLIE ADAMS
404 812 4037
cadams@naibg.com

JAMIE LEIGH BOYD
404 812 4018
jlboyd@naibg.com

