

REAL PARK

REGIONAL EAST ALABAMA
LOGISTICS PARK



FARPOINT

State Route-186 & I-85 (Exit 42) Tuskegee, Alabama



MASTER-PLANNED, CLASS “A” INDUSTRIAL PARK ±6M SF ON ±700 ACRES

- ★ For Lease or Build-To-Suit
- ★ 51,840 - 168,480 SF Ready For Occupancy



SCAN QR CODE
FOR MORE
INFORMATION



PROPERTY HIGHLIGHTS



- Class “A” Industrial Park Development
- 168,480 SF (expandable) just completed, ready for occupancy
- ±6M SF on ±700 Acres
- Build-to-suits available for warehousing, logistics manufacturing and assembly users
- 0.25 miles from Exit 42 on I-85
- Close to Kia (35 miles) and Hyundai (55 miles)



BUILDING 100 – SPECIFICATIONS

R



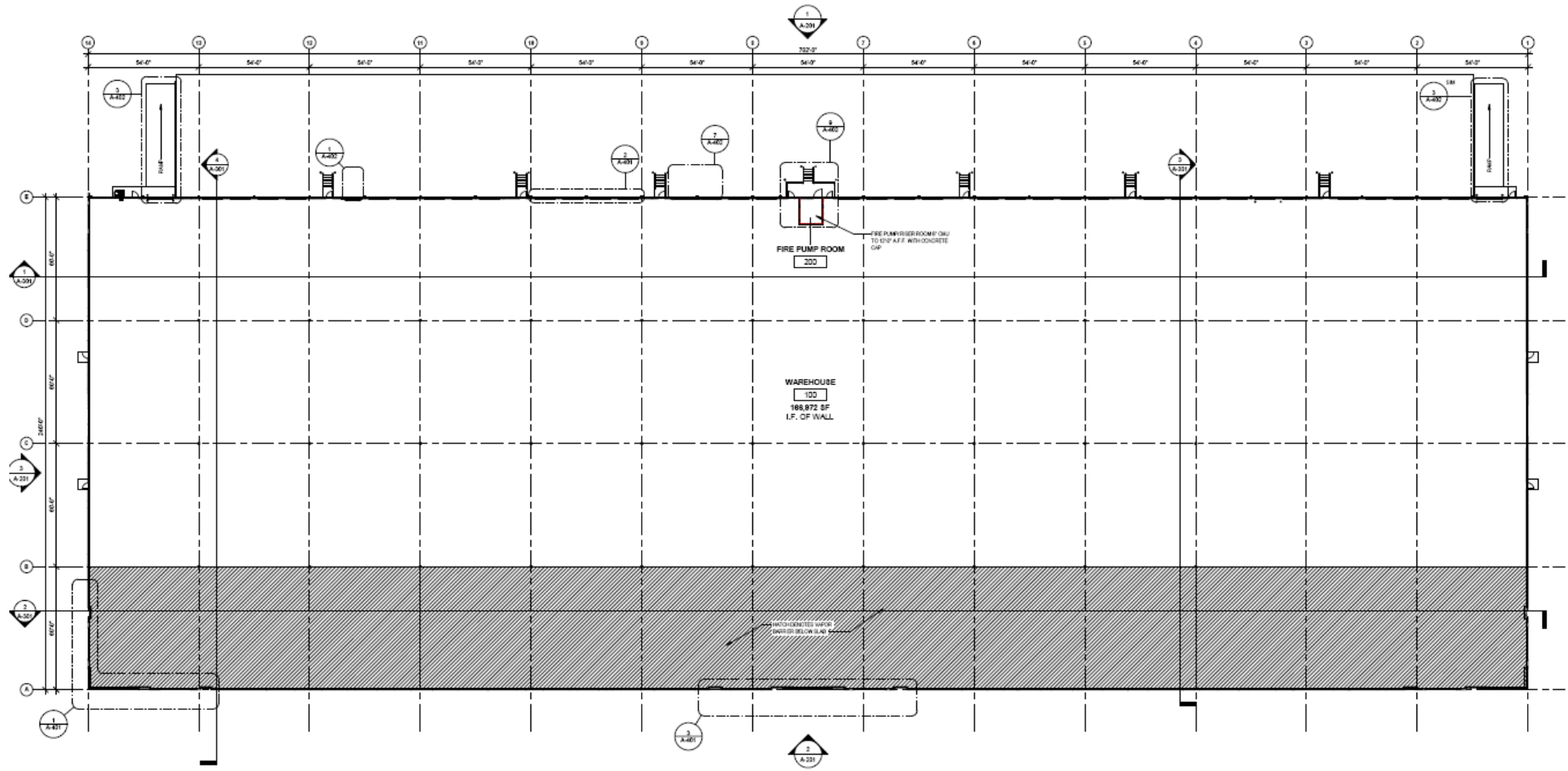
★ 168,480 SF AVAILABLE (EXPANDABLE)

Property	REAL Park (Regional East Alabama Logistics Park)
Address	State Route 186 and I-85 (Exit 42 on I-85) Tuskegee, Alabama 36083
Available SF	51,840 - 168,480 SF (expandable to 222,480 SF)
Office SF	Built-to-Spec
Building Dimensions	702' x 240'
Ceiling Height	32'
Column Spacing	54' x 60'
Construction	Tilt-up concrete panels
Truck Court	185' deep
Floors	6" unreinforced, 4,000 PSI
Roofing	45 mil mechanically fastened TPO single-ply membrane with R-20 polyisocyanurate insulation
Lighting	LED - per tenant(s) specifications
Sprinkler	ESFR
Heat	Gas-fired heating units, designed for freeze protection
Trailer Storage	50 trailer storage positions available (expandable)
Auto Parking	146 parking positions (expandable)
Dock Doors	Thirty-six (36) 9' x 10'
Drive-In Doors	Two (2) 12' x 14'
Electrical	2400-amp, 3-phase, 480-volt service with capacity to upgrade
Other	Separate auto/truck ingress and egress

BUILDING 100 - FLOOR PLAN

R

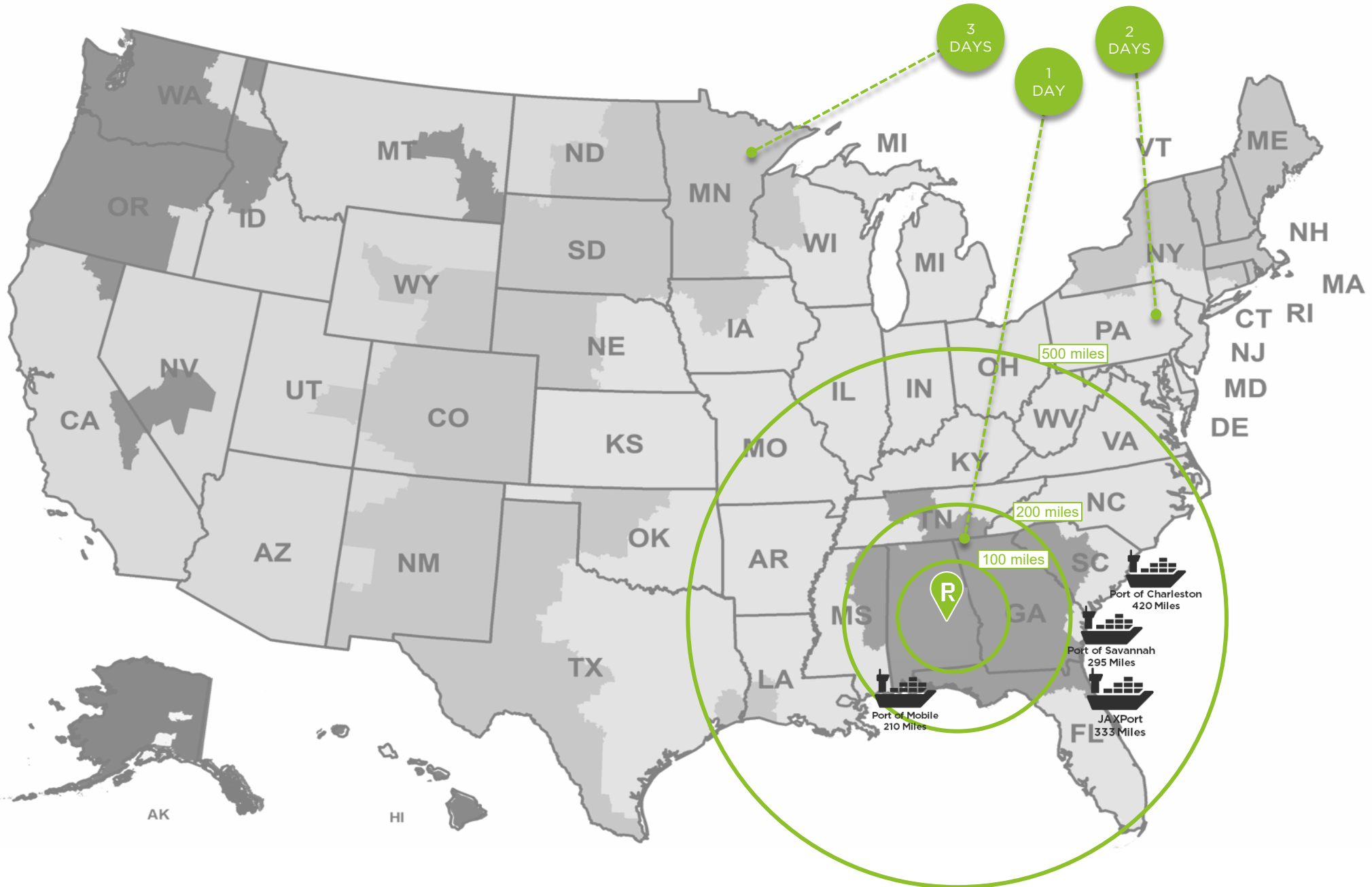
51,840 -168,480 SF AVAILABLE



KEY LOGISTICS



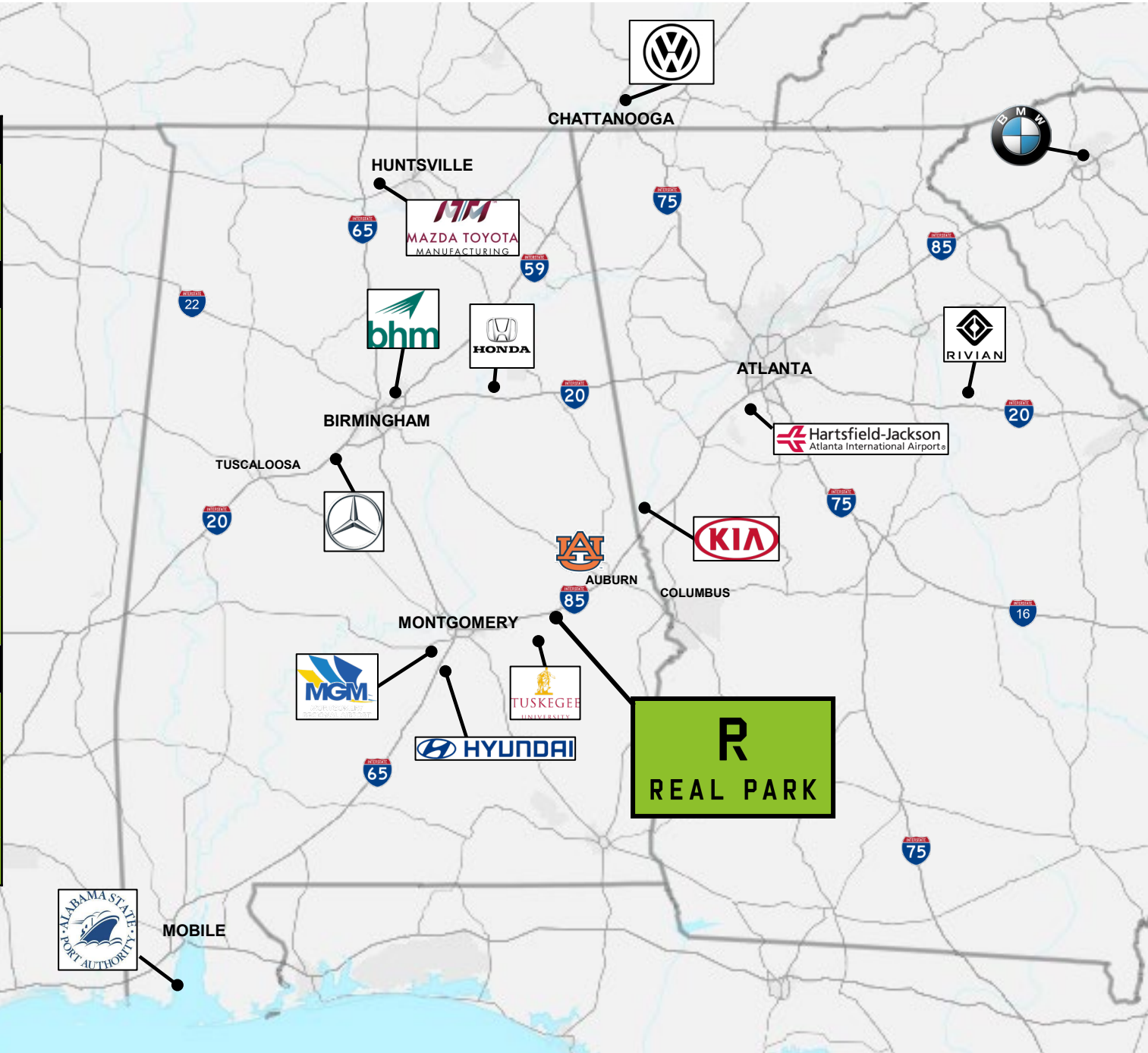
Ground Delivery Timeline From Site



KEY LOGISTICS



INTERSTATE	DISTANCE
I-85	0.25 miles
I-65	44.2 miles
INTERMODAL	DISTANCE
BIRMINGHAM, AL (CSX)	137 miles
BIRMINGHAM, AL (NS)	139 miles
FAIRBURN, GA (CSX)	102 miles
AIR TRANSPORT	DISTANCE
MONTGOMERY (MGM)	50 miles
ATLANTA (ATL)	111 miles
BIRMINGHAM (BHM)	138 miles
PORT	DISTANCE
PORT OF MOBILE	211 miles
PORT OF SAVANNAH	295 miles
PORT OF JACKSONVILLE	333 miles
PORT OF CHARLESTON	420 miles



PORT OF MOBILE

R

RELIABLE, CAPABLE AND 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 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



PORT OF MOBILE
ALABAMA PORT AUTHORITY

CONNECTIVITY



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

RAILROAD



- Harbor deepening and widening by 2025
- 1,600-foot turning basin
- Modern ship-to-shore cranes
- Rail, barge and truck connectivity

SHIP



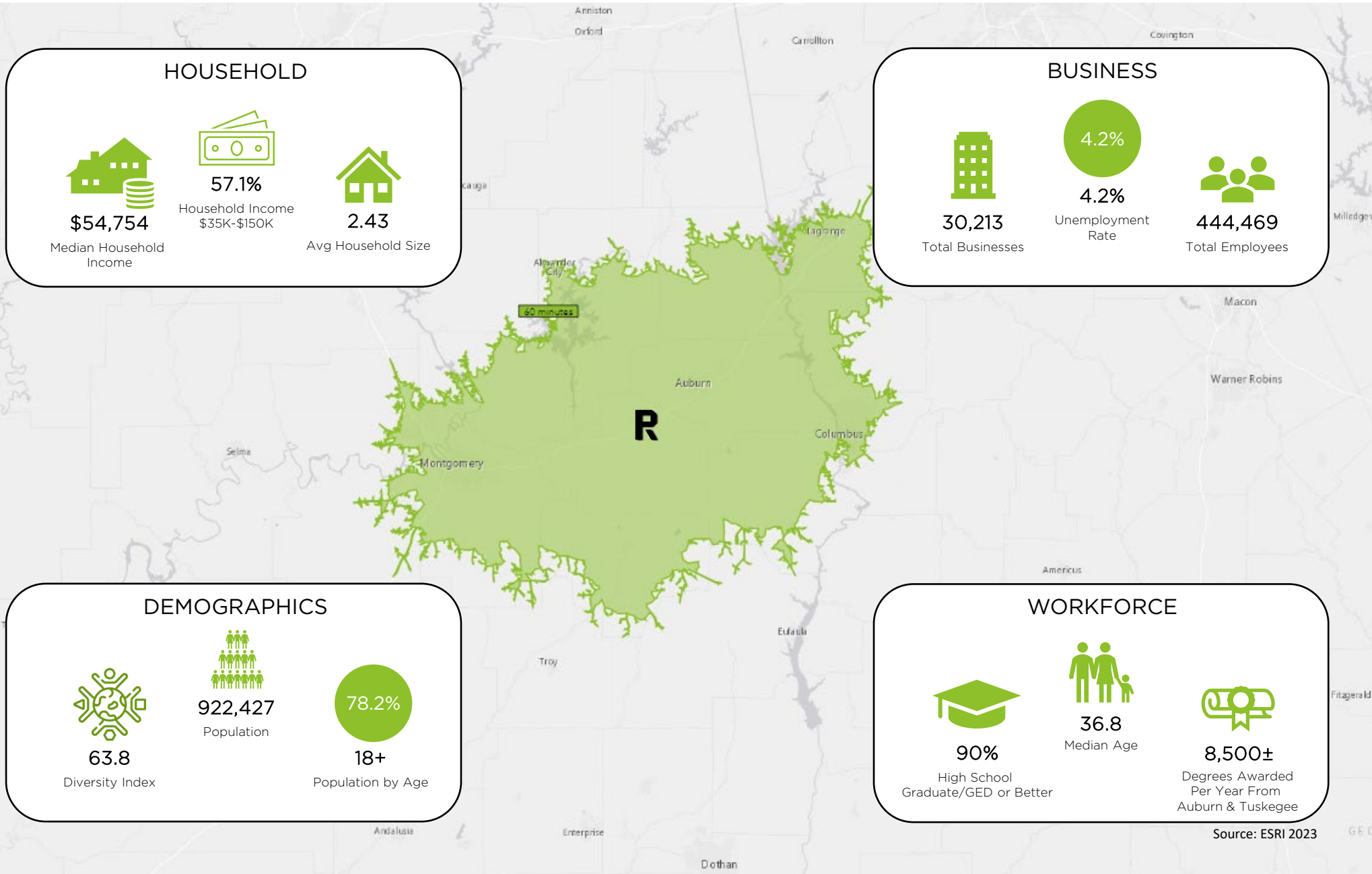
- Accessibility to I-10 and I-65
- Quick speed to market for all cargo
- 45-minute turnaround time in port
- Lack of congestion

ROAD

LABOR AVAILABILITY



Employment Overview Drive Time of 1 Hour



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 AL counties, but because Macon is targeted for economic development purposes it is one of a handful of counties to offer this additional incentive.

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.

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.

PROPERTY AND 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.

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.

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.

WHY REAL PARK?

R

1

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



2

IMMEDIATE OCCUPANCY

51,840 - 168,480 SF of Class-A warehouse / manufacturing space available

3

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

4



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 (Auburn University & Tuskegee University)

5

AVAILABLE INCENTIVES:

- ★ Jobs Credits
- ★ Investment Credits
- ★ Property and Sales Tax Abatement
- ★ AIDT Workforce Training
- ★ Cash Grants (Amendment 772)
- ★ Opportunity Zone and New Market Tax Credits



For more information, please contact:

BRAD MOFFATT, SIOR
Vice President – Industrial | Partner
+1 205 314 5509
bmoффatt@egsinc.com

2100 3rd Avenue North, Suite 700
Birmingham, AL 35203
+1 205 939 4440
egsinc.com

R
REAL PARK

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

MORE INFORMATION

