

PORT ALABAMA INDUSTRIAL CENTER

Loxley, Alabama



Class A Industrial Space | +/- 11 MM SF

Phase 1 | Delivering Q3 2025

Location

- 20 minute drive to:
 - Port of Mobile
 - Airbus HQ
 - BFM Mobile International Airport
- 30 minutes to Pensacola, FL
- Convenient access to I-10

Advantages and amenities

- Class A new construction
- Abundant trailer parking
- Access to I-10

Property specifications

- 32' - 60' clear height
- Easy Access to I-10
- High visibility from Hwy 59 and I-10
- Will sub-divide

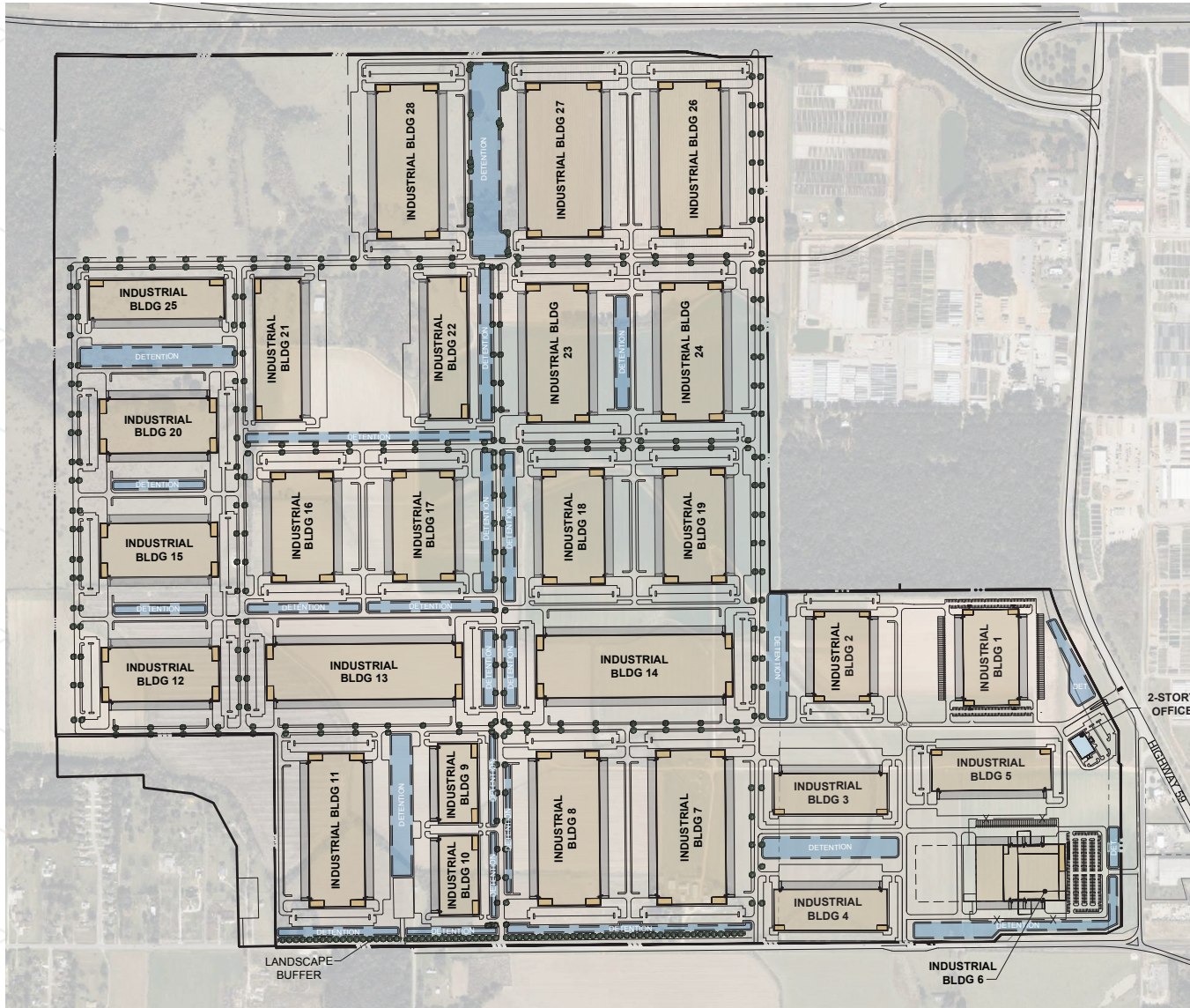
Scan for drone footage



10.17.24

PORT ALABAMA INDUSTRIAL CENTER site plan

Conceptual overall site plan



Building area

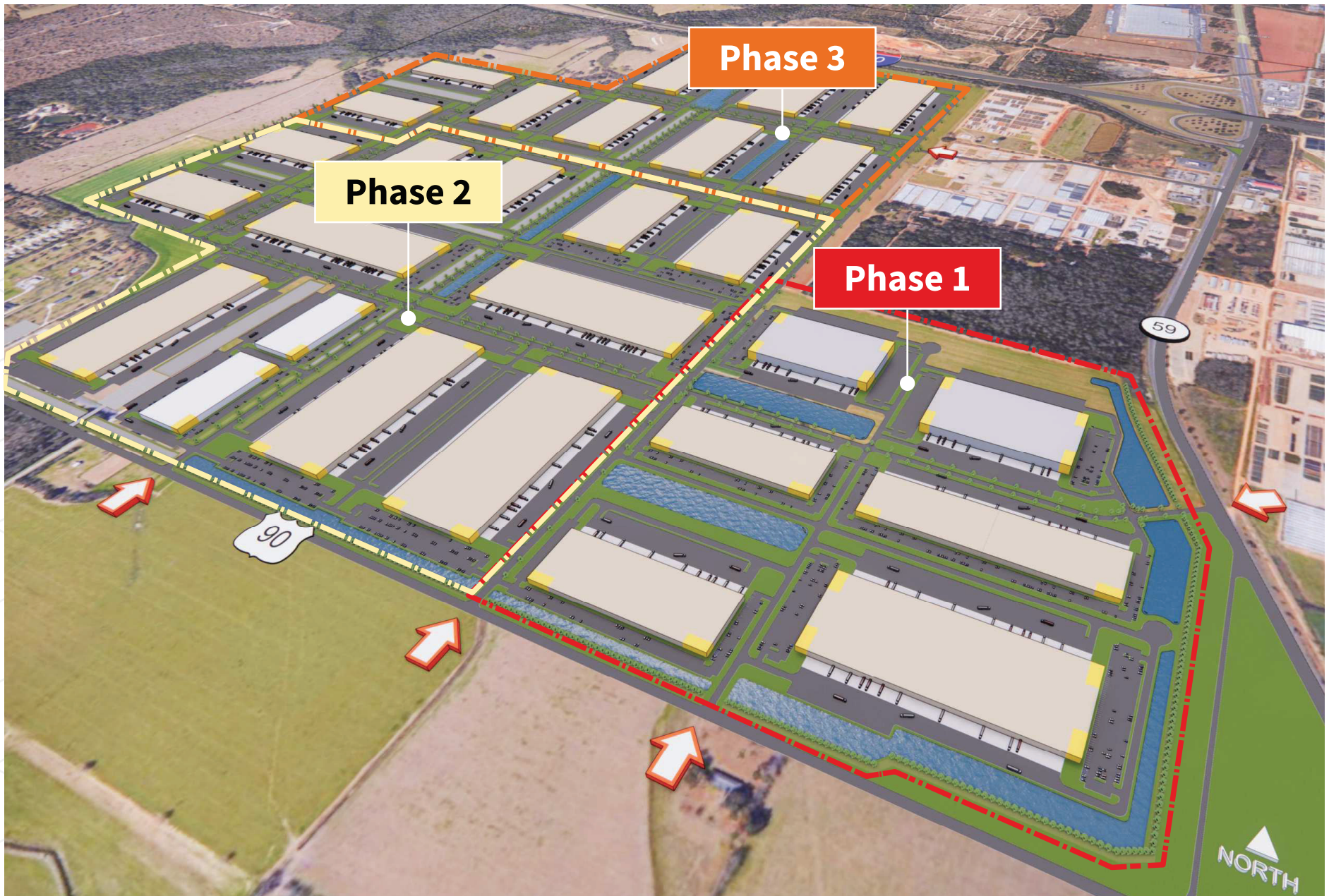
Building 1	301,560 SF
Building 2	283,080 SF
Building 3	263,500 SF
Building 4	263,500 SF
Building 5	277,000 SF
Building 6	195,000 SF
Building 7	600,600 SF
Building 8	542,850 SF
Building 9	179,100 SF
Building 10	179,100 SF
Building 11	486,450 SF
Building 12	360,800 SF
Building 13	615,720 SF
Building 14	689,020 SF
Building 15	360,800 SF
Building 16	387,750 SF
Building 17	387,750 SF
Building 18	403,730 SF
Building 19	403,730 SF
Building 20	360,800 SF
Building 21	371,700 SF
Building 22	318,600 SF
Building 23	486,450 SF
Building 24	486,450 SF
Building 25	303,600 SF
Building 26	542,580 SF
Building 27	658,350 SF
Building 28	542,850 SF

Coverage:

11,252,420 SF

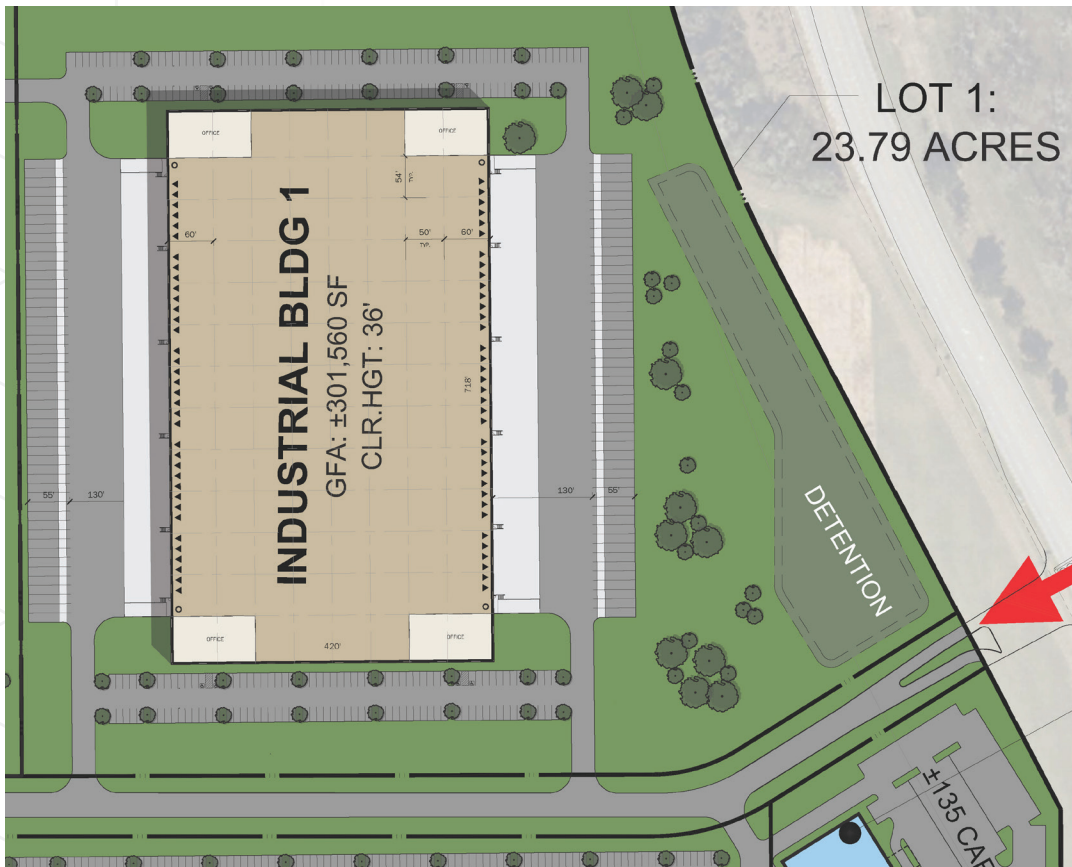
Additional building description +/- 11 MM sf planned development

Class A Industrial space for lease



Phase 1 Building 1

Delivering Q3 2025



Property specifications:

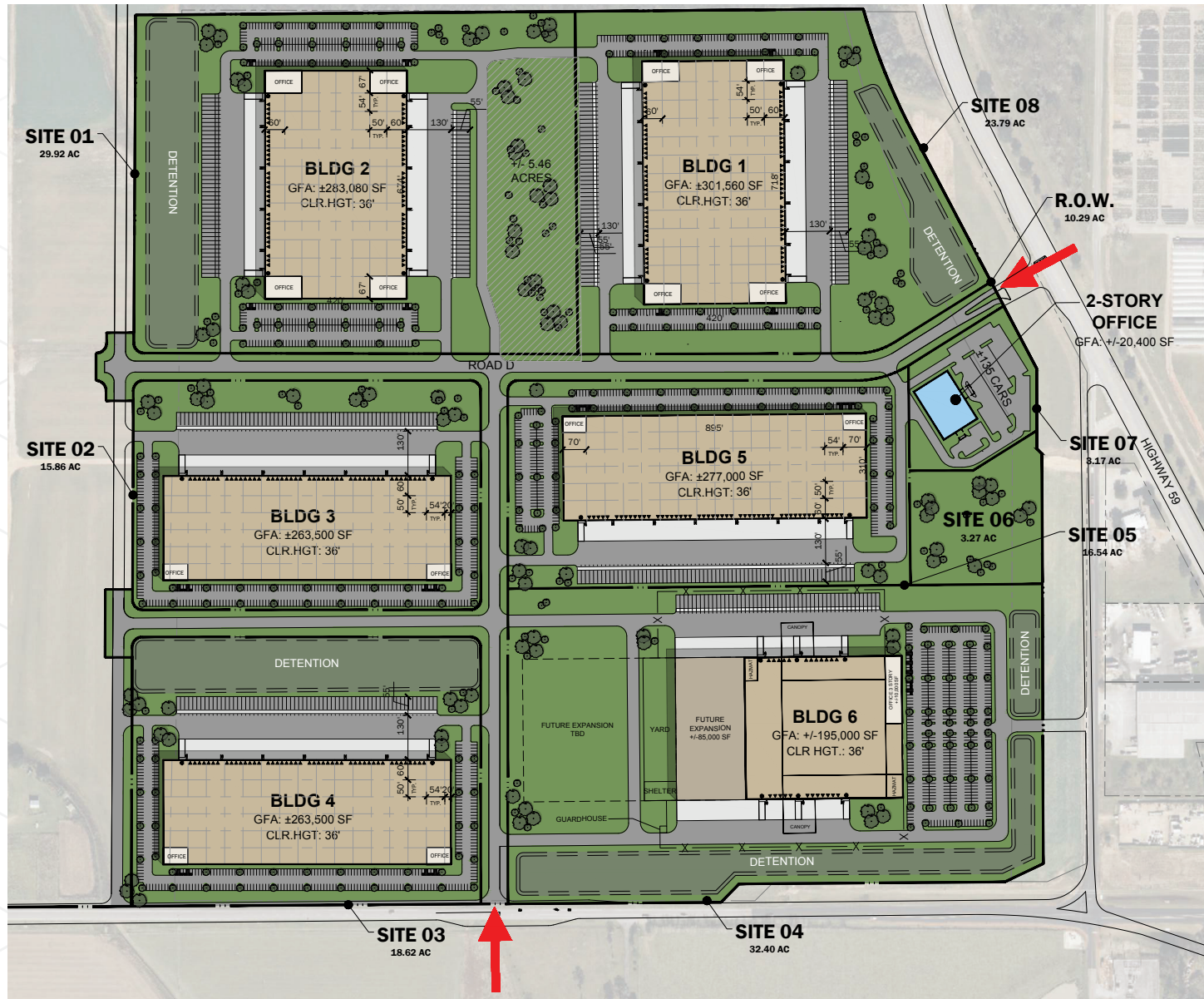
- +/- 300,000 SF
- Office SF - BTS
- Cross-dock
- 36' clear height
- Easy access to I-10
- Visibility from Hwy 59
- Will sub-divide



Class A Industrial space - +/- 300,000 SF
36' clear height

Phase 1 Site Layout

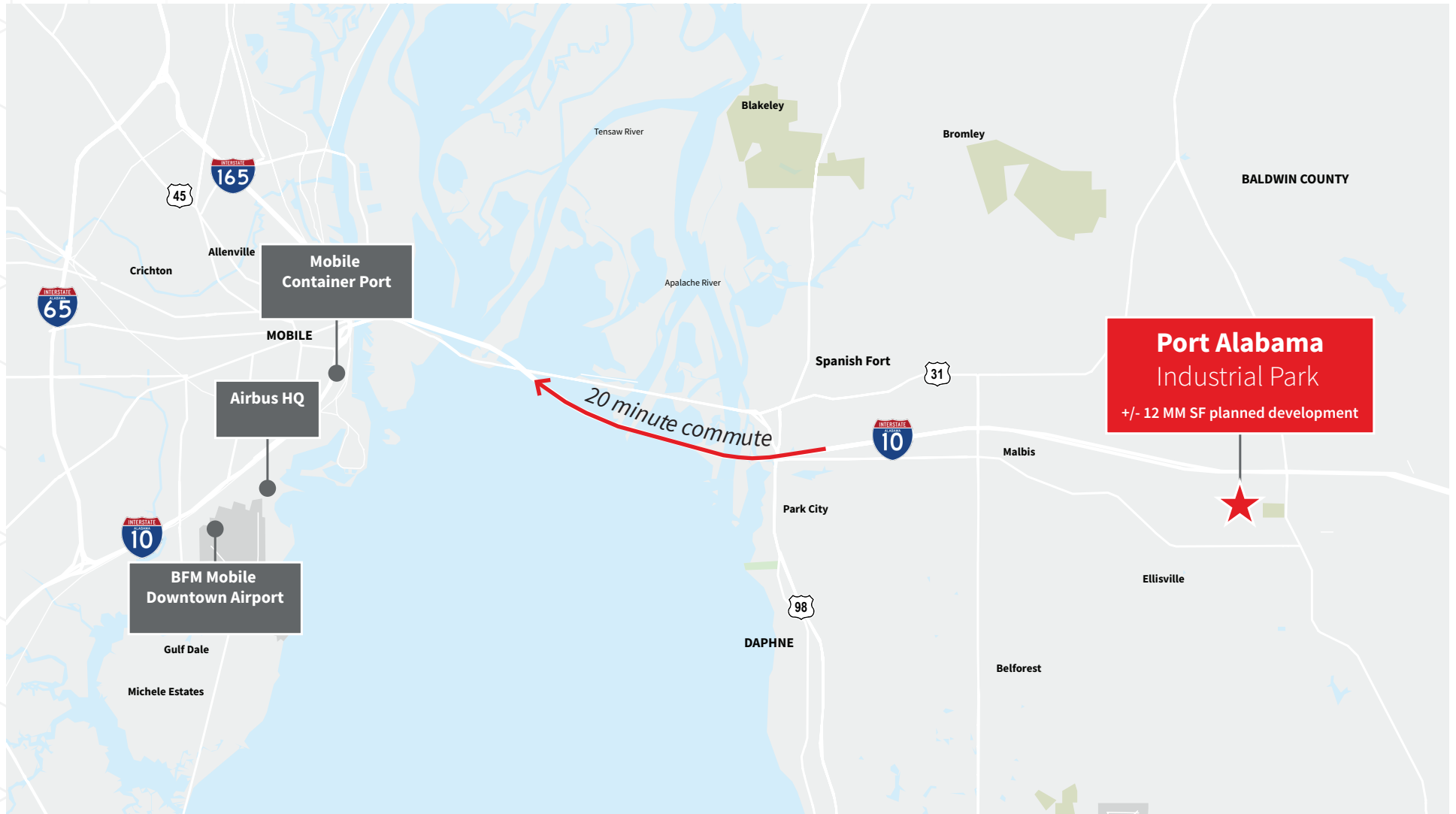
Class A Industrial spaces for lease



Class A Industrial space - +/- 2 MM sf

Convenient access

Class A Industrial space



Convenient access to I-10 - Mobile rapidly growing distribution corridor

Connects Jacksonville, FL to Santa Monica,

Why Baldwin County

Baldwin County remains Alabama's leader for total annual population growth, adding over 7,000 new residents in 2022. Almost all of Baldwin County's net population growth is a result of immigration from new residents moving into the county.

Baldwin County's job growth rate has been in-line with the overall population growth rate, since 2015. Considering the large number of retirees that are moving into the area and the overall labor force participation rate, job creation has ultimately outpaced the workforce growth during this time period, providing new opportunities for employment for Baldwin County residents.

As Baldwin County continues to diversify and grow its industry base, many of the county's residents will be able to find local opportunities for employment that are currently only available in other markets. While this trend will not be universally applicable across all industry sectors, it will greatly contribute to the sustainability of Baldwin County's workforce growth in the coming years and ease the barriers of entry for new business and industry.

Baldwin County's prime-age labor force participation is significantly higher than the Alabama average, meaning that more working-aged Baldwin County residents are participating in the workforce than across most of Alabama. The overall labor force participation rate trails the state and national average, which is likely a result of the retired population that lives in Baldwin County.



Ranked **#3** in the
U.S. for job growth

Source: Bureau of Labor Statistics

Ranked top **6%** of
3,110 counties for
net migration

Source: StatsAmerica

Fastest growing
county in Alabama

Source: Census Bureau

7th
Fastest-growing
metro area
in the U.S.

Source: Census Bureau

8 million
visitors each year

Source: Alabama Tourism Industry

Alabama's leader
in talent attraction

Source: Lightcast

Baldwin County workforce

Class A +/- 12 MM SF planned development

Labor participation

239,294

Total Baldwin County population

556,280

Baldwin County labor shed total workforce

1,238,746

Baldwin County labor shed total population

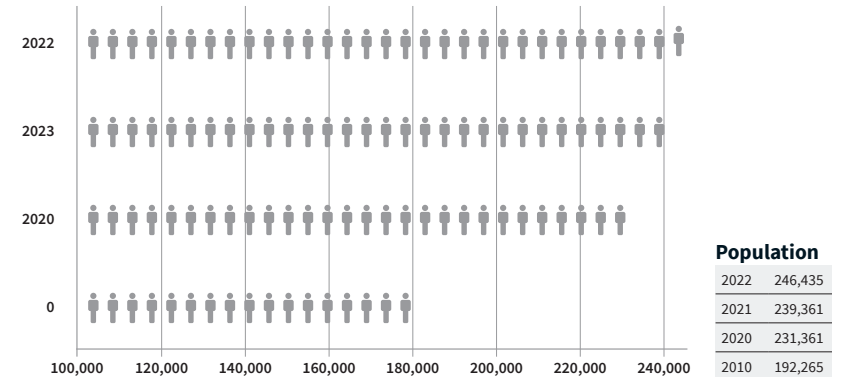
109,665

Total Baldwin County workforce (based on location of residence)

89,561

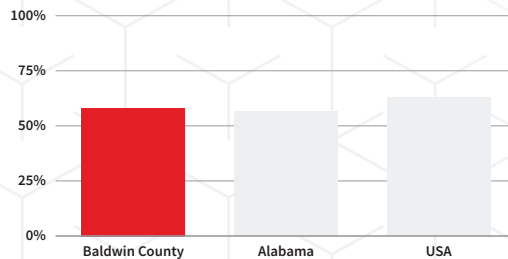
Total Baldwin County workforce (based on location of work)

Baldwin County population growth (2010-2023)



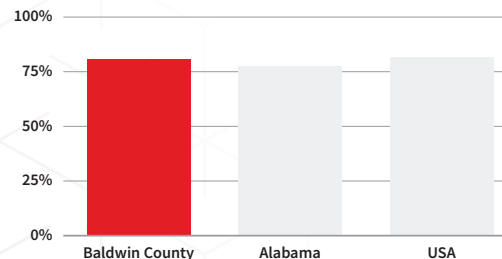
Source: U.S. census bureau

Labor force participation



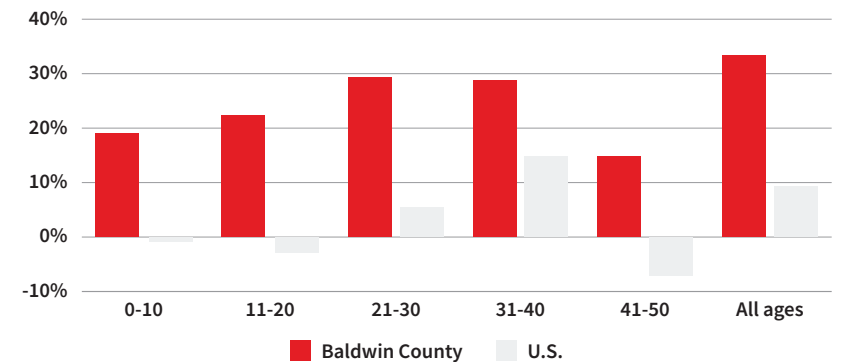
Source: JobsEQ

Prime-age labor force participation (Age 25-54)



Source: JobsEQ

Population growth by age (2010-2023)



Source: JobsEQ

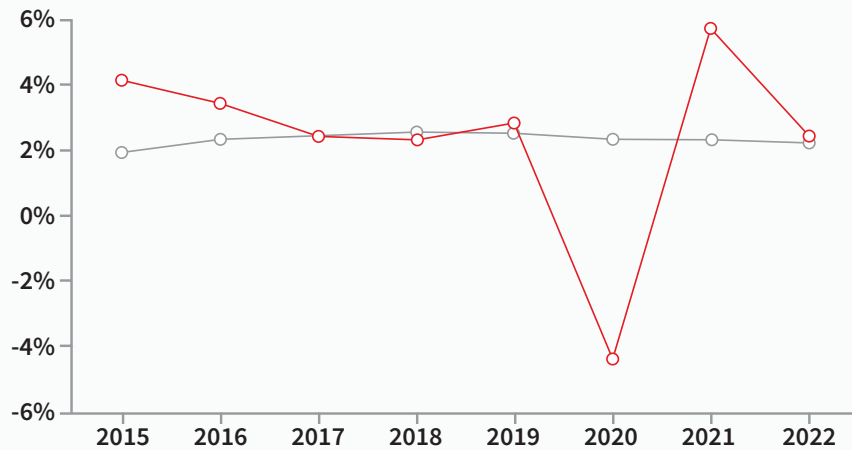
7th fastest growing metro area in the U.S.

More working-aged Baldwin County residents are participating in the workforce than across most of Alabama

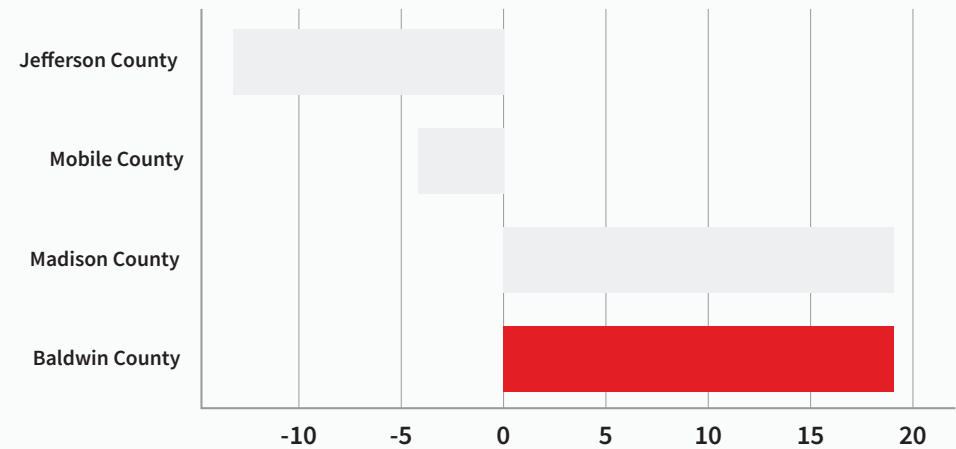
Baldwin County growth

(2015-2023)

Baldwin County annualized population & job growth
(2015-2023)



Alabama daily population change
(July 1, 2021 - July 1, 2022)



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