

## The Tuscaloosa County Airport Industrial Park

- Total development of 1,000 acres (404 ha) – 500 acres (202 ha) available
- Park located 4.5 miles (7 km) from I-20/59
- Utility infrastructure sized to accommodate large industrial users
- Excellent labor pool with availability from a seven county area

### LOCATION ▷

Tuscaloosa County Airport Industrial Park lies in portions of Sections 11, 12, 13, 18 & 19, Township 21 South, Ranges 10 and 11 West of USGS Tuscaloosa and Coker Quads. Located in the City of Tuscaloosa, the park is approximately four (4) miles (6.4 km) west of the central business district and one (1) mile (1.6 km) west of the City of Northport.

### OWNERSHIP ▷

All available lots are owned by the Tuscaloosa County Industrial Development Authority.

### PRICE ▷

Negotiable depending upon investment, employment, and hourly wage of the prospective company.

### DESCRIPTION ▷

The majority of sites in the park have level to slightly rolling topographical features. The property is well drained and has a minimum of ground cover. Undeveloped sites are being leased for agricultural purposes to prevent erosion and to preserve their appearance.

### SUBDIVISIONS ▷

Subdivisions have not been recorded, enabling sites to be configured to specific requirements.

### ZONING ▷

The property is zoned for all manufacturing processes. One Subzone of U.S. Foreign-Trade Zone 98 exists in the park.

### COVENANTS ▷

Protective covenants are established to protect the investment of tenants.

### SERVICES ▷

Fire and police protection are provided by the City of Tuscaloosa.

### TRANSPORTATION ▷

**HIGHWAY:** Direct access to Interstates 20/59 is 4.5 miles (7 km) via the Black Warrior Parkway. U.S. Highway 82 is located one-half mile (0.8 km) from the park.

**AIR:** The Tuscaloosa Regional Airport is conveniently located adjacent to the park for charter and cargo services. Commercial services available at the Birmingham International Airport, located 60 miles (96 km) east.

**RIVER:** An inland dock on the Black Warrior River is within two (2) miles (3.2 km) of the park, providing barge transportation to the Port of Mobile and, via the Tennessee-Tombigbee Waterway, to the Tennessee, Ohio, and Mississippi rivers.

**RAIL:** The park borders a main line of the Kansas City Southern Railroad. A switching agreement exists for Norfolk Southern Railroad.

### UTILITIES ▷

**ELECTRIC POWER:** A 115 KV Alabama Power Company transmission line serves two substations located in the park. Three phase 12 KV service is available from both substations.

**GAS:** Two 12-inch (30 cm) Southern Natural Gas transmission lines are located at the northeastern corner of the park. An Alabama Gas Corporation metering station is adjacent to the park; a 4-inch (10 cm) high pressure steel distribution line has been extended to the park. Uninterruptable service is available to this location.

**WATER:** A 16-inch (40 cm) water main and a 12-inch (30 cm) water main serve the park having approximately 87 psi (600 kPa) with a flow of 2,000 gpm (7 571 lpm) at approximately 20 psi (138 kPa) residual. The City of Tuscaloosa Water Filter Plant has an excess filtration capacity of approximately 20 million gpd (27.6 million cubic meters per year).

**SEWER:** A 12-inch (30 cm) sewer main and an 8-inch (20 cm) sewer main serve the park and connect to a 10-inch (25 cm) outfall line. The City of Tuscaloosa has an excess wastewater treatment capacity of approximately 10 million gpd (13.8 million cubic meters per year).

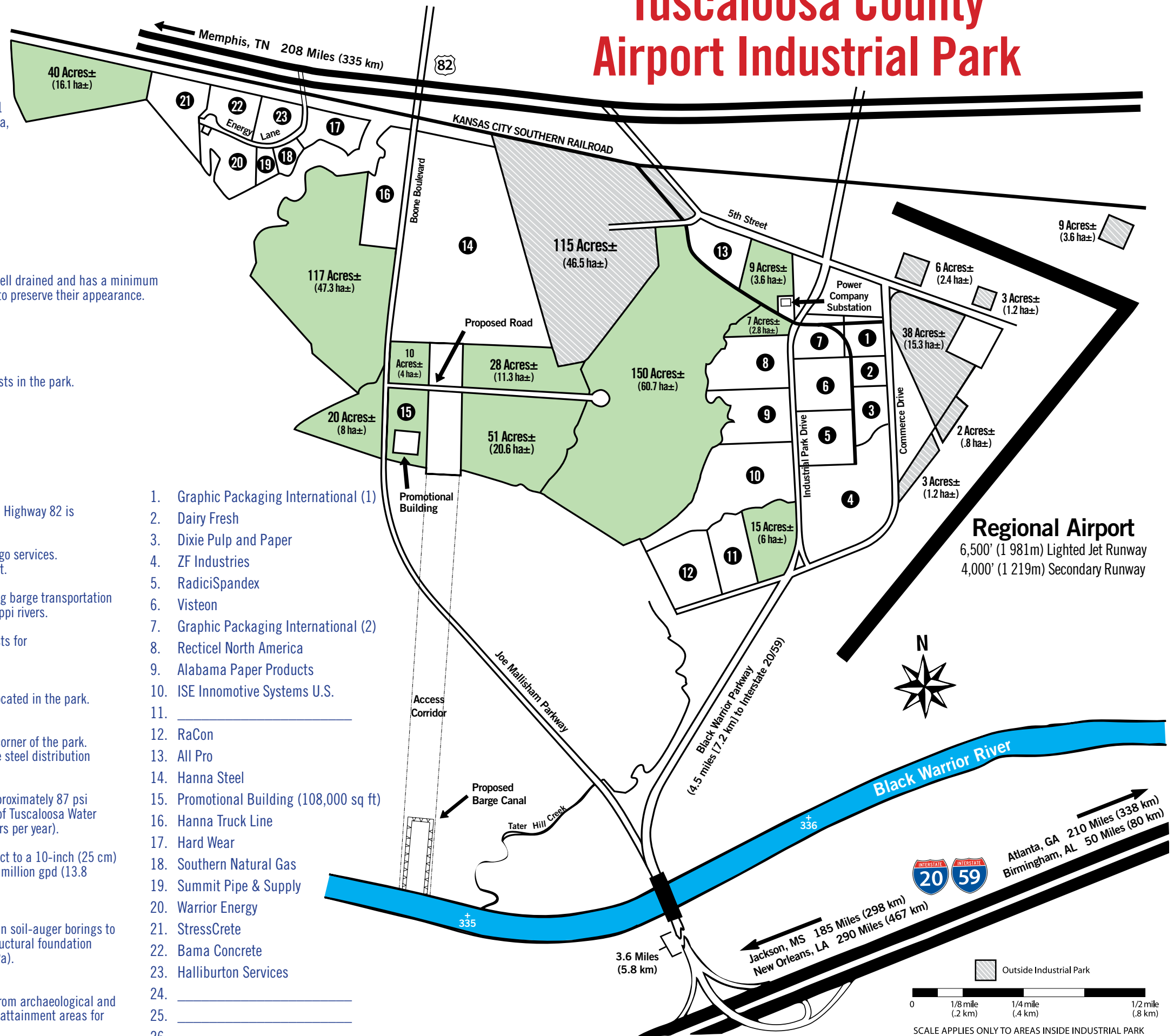
### SUBSURFACE ▷

The park is underlaid with sandy clays, silty and clayey sands having a 13 to 26% moisture content. In soil-auger borings to 30 foot (9 m) depths, bedrock was not encountered. Soils were found to possess moderate to good structural foundation qualities, having a bearing pressure of 2,000 to 2,500 pounds per square foot (95 760.5 to 119 700 Pa).

### ECOLOGY ▷

A cultural resource survey and assessment has been performed on the park and it has been cleared from archaeological and historical perspectives. No endangered or threatened species are found in the park. There are no non-attainment areas for any pollutants in Tuscaloosa County.

# Tuscaloosa County Airport Industrial Park



1. Graphic Packaging International (1)
2. Dairy Fresh
3. Dixie Pulp and Paper
4. ZF Industries
5. RadiciSpandex
6. Visteon
7. Graphic Packaging International (2)
8. Recticel North America
9. Alabama Paper Products
10. ISE Innomotive Systems U.S.
11. \_\_\_\_\_
12. RaCon
13. All Pro
14. Hanna Steel
15. Promotional Building (108,000 sq ft)
16. Hanna Truck Line
17. Hard Wear
18. Southern Natural Gas
19. Summit Pipe & Supply
20. Warrior Energy
21. StressCrete
22. Bama Concrete
23. Halliburton Services
24. \_\_\_\_\_
25. \_\_\_\_\_
26. \_\_\_\_\_

## Regional Airport

6,500' (1 981m) Lighted Jet Runway  
4,000' (1 219m) Secondary Runway



Jackson, MS 185 Miles (298 km)  
New Orleans, LA 290 Miles (467 km)

