

CEDAR COVE TECHNOLOGY PARK

- Total development of 950 acres (384 ha)
- Park located 1.5 miles (2.4 km) from I-20/59 and 3.5 miles (5.6 km) from Mercedes-Benz Automotive Plant
- Utility infrastructure sized to accommodate large industrial users
- Excellent labor pool with availability from a large four-county metro area
- Available property located in a dedicated Industrial Park

LOCATION ▷

Cedar Cove Technology Park is located in portions of Township 21 South, Range 7 West, Section 30 and Township 21 South, Range 8 West, Section 25 of the USGS Coaling Quad Map. The park lies 15 miles (24.1 km) east of the City of Tuscaloosa, adjacent to Interstates 20/59.

OWNERSHIP ▷

The privately-owned property is exclusively marketed by Tuscaloosa County Industrial Development Authority.

PRICE ▷

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

SUBDIVISIONS ▷

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

ZONING ▷

Appropriate uses include manufacturing, service/support, distribution and warehouse operations.

COVENANTS ▷

Protective covenants are established to protect the investment of tenants.

SERVICES ▷

Fire and police protection available from the City of Tuscaloosa.

TRANSPORTATION ▷

HIGHWAY: Interstates 20/59 are accessed via U.S. Highway 11 (1 mile/1.6 km).

AIR: The Tuscaloosa Regional Airport is located 25 miles (40.2 km) from the park for charter and cargo services. Commercial services available at the Birmingham-Shuttlesworth International Airport, located 35 miles (56.3 km) east.

RIVER: An inland dock on the Black Warrior River is located 22 miles (35.4 km) from the park, providing barge transportation to the Port of Mobile and, via the Tennessee-Tombigbee Waterway, to the Tennessee, Ohio, and Mississippi rivers.

RAIL: A privately-owned rail and truck cross-dock facility is located six miles (9.7 km) from Cedar Cove Technology Park. The facility offers rail service via the Norfolk Southern Railroad.

UTILITIES ▷

ELECTRIC POWER: Electrical services are provided by Alabama Power Company. A 115,000 volt transmission facility and a 12,470 volt distribution facility are located in the immediate area. Alabama Power offers competitively-priced, highly reliable electric service which can be designed to meet the specific needs of industry.

GAS: An Alabama Gas Corporation border station is adjacent to the park. A 6-inch (15.2 cm) and a 4-inch (10.1 cm) high pressure steel distribution line serve the park. Both firm and interruptible service are available.

WATER: A 16-inch (40.6 cm) water main serves the park with a 3,000 gpm (11 356.23 lpm) flow capacity at 60 psi (414 kPa) residual pressure (based on current system demands). The City of Tuscaloosa has two water treatment facilities to produce total finished water capacity of approximately 59 million gallons per day (81.4 million cubic meters per year).

SEWER: A 12-inch (30.5 cm) and an 8-inch (20.3 cm) gravity sewer main serve the park and are serviced by a 2,000 gpm (7 570.8 lpm) pumpstation. The City of Tuscaloosa has a total wastewater treatment capacity of approximately 30 million gallons per day (41.4 million cubic meters per year).

SUBSURFACE ▷

The soils in the upper elevations of Cedar Cove Technology Park generally consist of clays, silts with occasional sands, and gravel. In lower elevations of the site, shallow alluvial deposits of clays, silts, sand and gravel overlie the Pottsville Formation. The Pottsville Formation is generally comprised of shale, siltstone, and sandstone. Soils were found to possess moderate-to-good structural foundation qualities having allowable bearing pressures of 2,500 to 3,500 pounds per square foot (119 700 to 167 580 Pa).

ECOLOGY ▷

No endangered or threatened species are found in the park. There are no non-attainment areas for any pollutants in Tuscaloosa County.

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