



AIRPORT INDUSTRIAL PARK

Robert Cardinal Road | Tuscaloosa, AL, 35401

450-acres available and ready for development, zoned for industrial / all manufacturing processes with interstate, air, rail, and water access.

TCEDA

Tuscaloosa County
Economic Development Authority

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TCOEDA.com

Site Information

- **Total Acreage:** 1,000 acres
 - **Available Acreage:** 450 acres
 - **Largest Tract Available:** 200 acres
 - **Smallest Tract Available:** 10 acres
 - **Zoning:** Industrial, Park zoned for all manufacturing processes
 - ✓ Protective Covenants
 - ✓ Fire & Police Protection
 - ✓ Cultural Resource Survey & Assessment
- Soils possess moderate – good structural foundation qualities
- No** endangered / threatened species present
- No** non-attainment areas for any pollutants

Price: Negotiable depending upon investment, employment and hourly wage of prospective company

Transportation & Connectivity

Interstates & Highways



I-20 - 4.5 miles



I-59 - 4.5 miles



U.S. HWY 82 - 0.5 miles

Air

- **Tuscaloosa National Airport (AL)**
located adjacent to the park for charter and cargo services (130 operations / day, FY 2019)
- **BHM International Airport (AL)**
66 miles (1:18 drive)
- **Golden Triangle Regional Airport (MS)**
70.5 miles (1:15 drive)

Rail

- **WATCO Railroad** borders park

Water

- **Black Warrior River Inland Dock**
2 miles (provides barge transportation to the Port of Mobile and, via the Tennessee-Tombigbee Waterway, to the Tennessee, Ohio and Mississippi Rivers)
- **Port of Mobile**
198 miles (3:35 drive)

Utilities

- **Electric provider:** Alabama Power
- **Natural gas:** Spire – 125 Psi; 4" main
- **Water:** City of Tuscaloosa – 16" main
- **Telecommunications:** AT&T; fiber available, Xfinity, C Spire
- **Sewer:** City of Tuscaloosa – 12" main

Available Workforce



635,530

labor force in 60-minute drive time



88.3%

Tuscaloosa County highest level of education achieved is high school or equivalent degree



\$47,755

median annual salary for manufacturing in Tuscaloosa County



20%

9-year growth in overall Tuscaloosa County employment

Sources: Alabama Department of Labor (2020), ESRI Business Analyst

Existing Industry

- Automotive Components
- Automotive Metal Stamping
- Outdoor Lighting
- Paper/Forest Products
- Steel Coils/Steel Tubing
- Transportation & Logistics