

# **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.

# TICEDA Tuscaloosa County Economic Development Authority

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- 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

Site Information -

- Fire & Police Protection
- Cultural Resource Survey & Assessment

Soils possess moderate – good structural foundation qualities

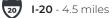
- No endangered / threatened species present
- $\mathbf{No}$  non-attainment areas for any pollutants

#### Price:

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

### —— Transportation & Connectivity —

### **Interstates & Highways**





I-59 - 4.5 miles

U.S. HWY 82 - 0.5 miles 82

#### 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)

### – 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

9-year growth in overall Tuscaloosa County employment

#### - 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



Existing Industry —

#### Automotive Components

- Automotive Metal Stamping
- Outdoor Lighting

- Paper/Forest Products
- Steel Coils/Steel Tubing
- Transportation & Logistics



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