

LOXLEY

LOGISTICS CENTER

31255 County Road 49 // Loxley, AL // 36551

POSITIONED
FOR **OPPORTUNITY.**



BUILDING E-2 FEATURES:

Building Size:
162,800 SF

Tenant Storefronts:
8; Divisible to 20k SF

Office:
Per Tenant Needs

Lighting:
LED

Clear Height:
36'

Building Dimensions:
300' x 540'

Post Configuration:
54'x45', 60' Speed Bay

Sprinklers:
ESFR

Loading:
Cross-Docked

Trailer Parking:
Per Tenant Needs

Auto Parking:
134 Spaces

Lease Rate:
As Quoted

Power:
3200A; 480V

Overhead Doors:
52 Loading Docks; 8 Drive-In Doors



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Situated just north of the HW59 and I-10 interchange between the Port of Mobile and Pensacola, FL, this 210-acre site is both a manufacturing opportunity zone and the distribution centroid of the Central Gulf Coast.

// Class A industrial

// 3 Million SF

// For Lease, For Sale, Build-to-Suit.

LoxleyLogisticsCenter.com

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3M SF FOR LEASE
FOR SALE
BUILD-TO-SUIT

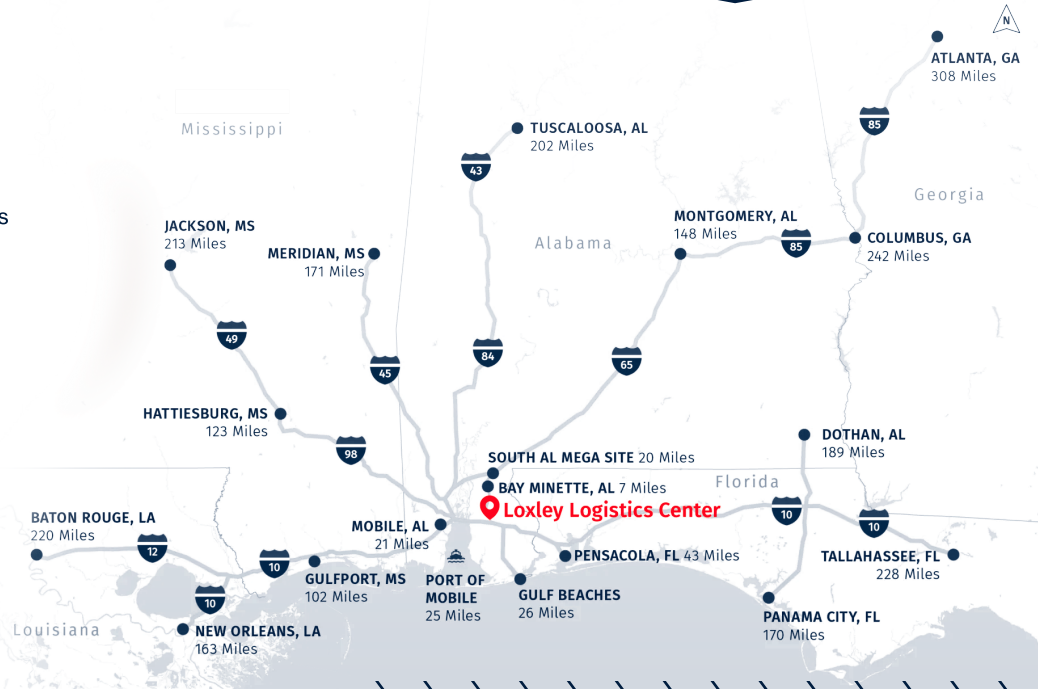


**CLASS A
INDUSTRIAL**

ABOUT THE LOCATION:

Loxley Logistics Center is located in the heart of the central gulf coast. Baldwin County is Alabama's growing logistics and distribution hub and the nation's sixth fastest-growing metropolitan area. The development is ideally positioned north of Interstate 10, between Highway 59 and County Road 49, providing exceptional access to both the Port of Mobile and Pensacola markets.

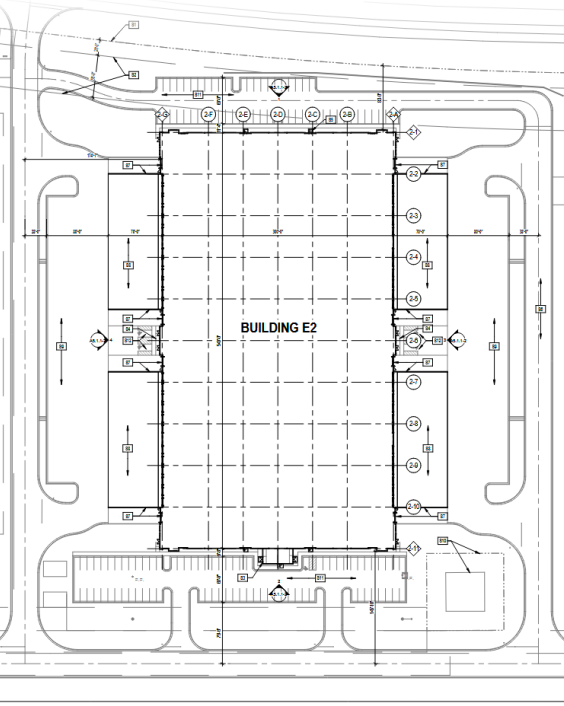
Proximity to I-10 and I-65 places ten major regional markets within a six-hour drive: New Orleans, Tampa, Jacksonville, Birmingham, Nashville, Charlotte, Atlanta, Dallas, Houston and Memphis. The location is only 21 highway miles to the fastest-growing Gulf Coast port, APM Terminals Mobile.



LEASING

Loxley Logistics Center is developed by Crown West Realty (CWR), a national, full-service owner and industrial developer. Across 25 years of success, CWR has developed, acquired or redeveloped more than ten million square feet of industrial and investment properties.

Our team offers broad expertise in related service areas including acquisition, design, financing, construction, leasing & management. We have a depth of experience in construction of LEED certified warehouses.



CONTACT



Brett Sanders
Vice President
303-641-6337
bsanders@crownwest.com

Colliers

Tripp Alexander
Partner, Director of Industrial Services
205-552-4343

Joe Azar
Senior Associate
205-949-2692

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