

REAL PARK

REGIONAL EAST ALABAMA LOGISTICS PARK

Master Planned, Class A Industrial Park
±7.0M SF on ±700 acres

168,480 SF BUILDING READY FOR IMMEDIATE OCCUPANCY



[VIEW WEBSITE](#)



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PROPERTY HIGHLIGHTS

0.25 MILES FROM EXIT 42 ON I-85

168,480 SF (EXPANDABLE) COMPLETED IN 2023

**BUILD-TO-SUIT AVAILABLE FOR WAREHOUSING,
LOGISTICS MANUFACTURING AND ASSEMBLY USERS**
(ALTERNATIVE SITE PLANS UPON REQUEST)

**LOCATED BETWEEN KIA (35 MILES)
AND HYUNDAI (55 MILES)**

 - BUILDING COMPLETED



BUILDING 100



ADDRESS:

600 AL Hwy. 186, Bldg. 100
Tuskegee, AL 36083

TOTAL SF: 168,480 SF Rear-load

OFFICE: 2,035 SF

DIMENSIONS: 702' x 240'

CLEAR HEIGHT: 32'

COLUMN SPACING: 54' x 60'

POWER: 3,000 amps

DOCK DOORS: 36 Dock high doors with
12 dock levelers in place (expandable)

DRIVE-IN DOORS: 2 (12' x 14')

CONSTRUCTION: Tilt-up concrete panels

TRUCK COURT: 185' Deep

FLOOR SLAB: 6" Unreinforced, 4,000 PSI

ROOFING: 60 mil mechanically fastened
TPO single-ply membrane with R-20
polyisocyanurate insulation

LIGHTING: 30 footcandles at 36" AFF

SPRINKLER: ESFR

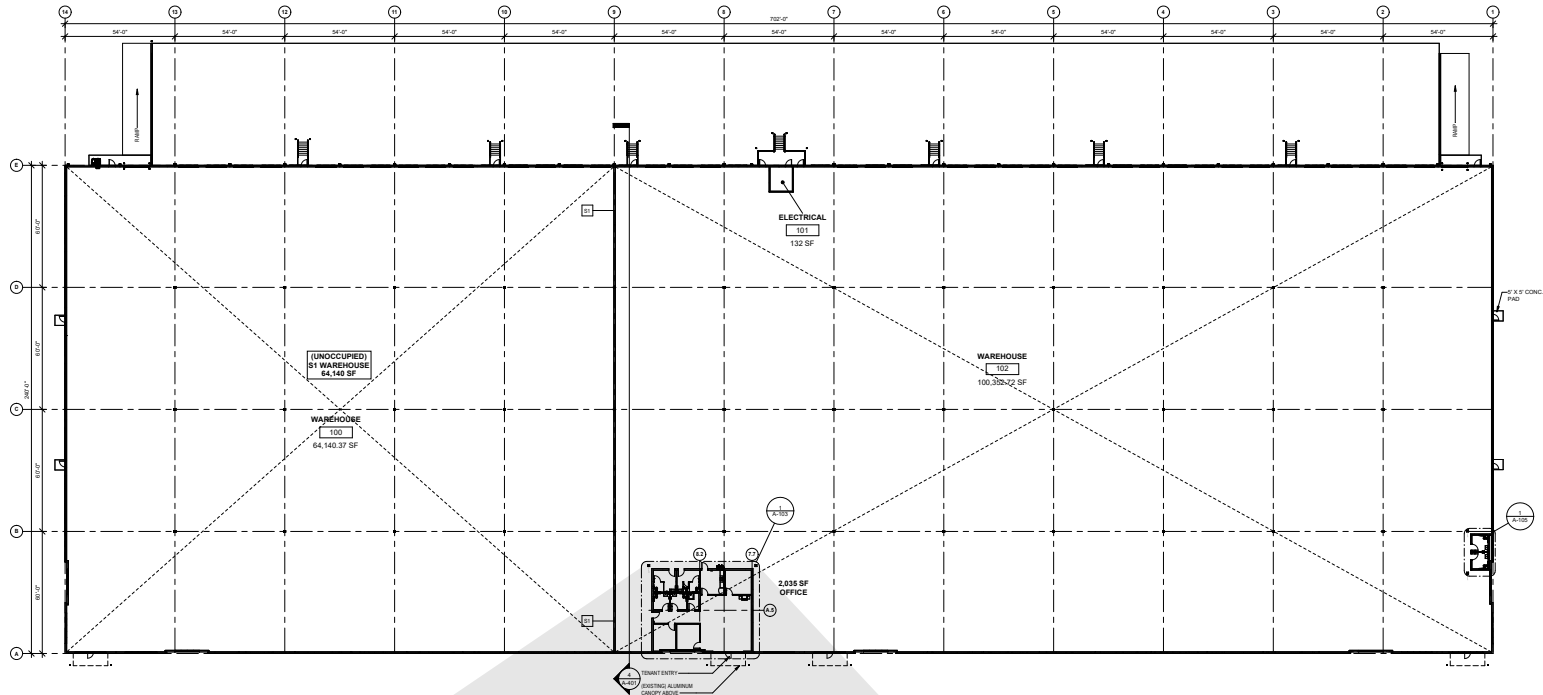
HEAT/AIR:

Gas-fired heating units designed for freeze protection
10 High velocity fans (HVF), 6 ton HVAC for office

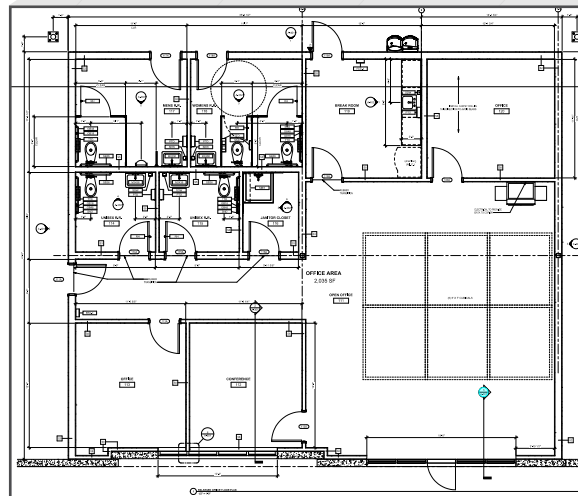
TRAILER STORAGE: 50 positions available
(expandable)

AUTO PARKING SPACES: 120, includes 4 handicap

BUILDING 100: FLOORPLAN



168,480 SF
AVAILABLE



OFFICE SPECS

- 2,035 SF
- 1 Conference room
- 1 Break room
- 2 Office bathrooms, plus 2 additional accessible from warehouse
- 2 Additional remote bathrooms

BUILDING 100: PHOTOS



LOGISTICS

INTERMODAL

Montgomery, AL (CSX)	50 miles / 80 km
Fairburn, GA (CSX)	102 miles / 164 km
Birmingham, AL (CSX)	137 miles / 220 km
Birmingham, AL (NS)	139 miles / 224 km

INTERSTATE

I-85	0.25 miles / 0.40 km
I-65	44.2 miles / 71 km

AIR

Montgomery (MGM)	50 miles / 80 km
Hartsfield-Jackson Atlanta Int'l Airport (ATL)	111 miles / 178 km
Birmingham (BHM)	138 miles / 224 km

PORT CITIES

Lagrange, GA (West Georgia Inland Port)	57 miles / 92 km
Mobile, AL	211 miles / 340 km
Savannah, GA	295 miles / 475 km
Jacksonville, FL	333 miles / 535 km
Charleston, SC	372 miles / 598 km

