

SUBJECT

For Sale

Rail Served Industrial Site

Property Features:

- M-2, Heavy Industrial Zoning
- Birmingham Southern Rail offering direct interchange with CSX, BNSF and Norfolk Southern
- Excellent interstate access and visibility via Exit 115 off I-20/59
- City of Hueytown, no city occupational tax
- Site can be subdivided into smaller tracts

**1835 Koppers Drive
Hueytown, AL 3506**

Graham & Co

Jack Brown, SIOR

+1 205 871 7100

Jackb@grahamcompany.com

Ogden Deaton, SIOR

+1 205 871 7100

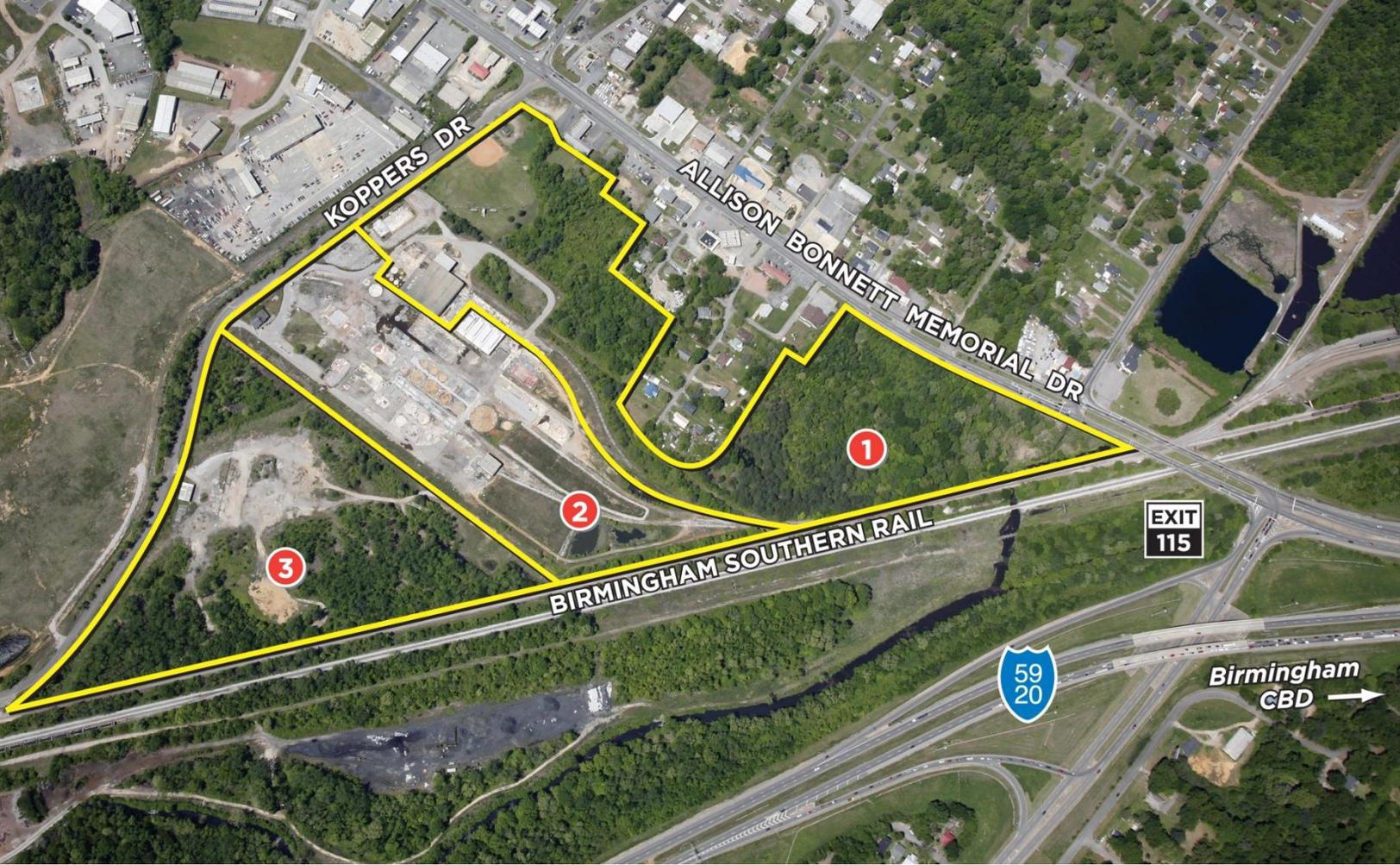
Ogdend@grahamcompany.com

Jones Lang LaSalle, Brokerage Inc.

Alexa Jennings,

+1 412 208 1400

Alexa.Jennings@am.jll.com



Specifications and Pricing

Site Size

- 75 Total Acres (+/-)
 - Tract 1: 33 Acres and 27,000 SF Warehouse
 - Tract 2: 21 Acres
 - Tract 3: 29 Acres and 4,000 SF Drive-in shop

Sale Price

- \$1,495,000 Entire Site
 - Tract 1: \$795,000
 - Tract 2: \$450,000
 - Tract 3: \$695,000



Graham & Co

