



# For Lease

## Up to 251,000 SF available

I-10 Gulf Coast Logistics Center | Buildings 2,000 & 3,000  
Loxley, AL

### Property Features

- Phase 1 is leased and under construction; Now leasing Phase 2
- 20,000 - 114,000 SF available in Building 2000
- 20,000 - 137,000 SF available in Building 3000
- Up to 251,000 available in both buildings
- Class A Industrial - Concrete tilt-up construction
- 28' clear height
- Delivery 2Q2022

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**DISCLAIMER**

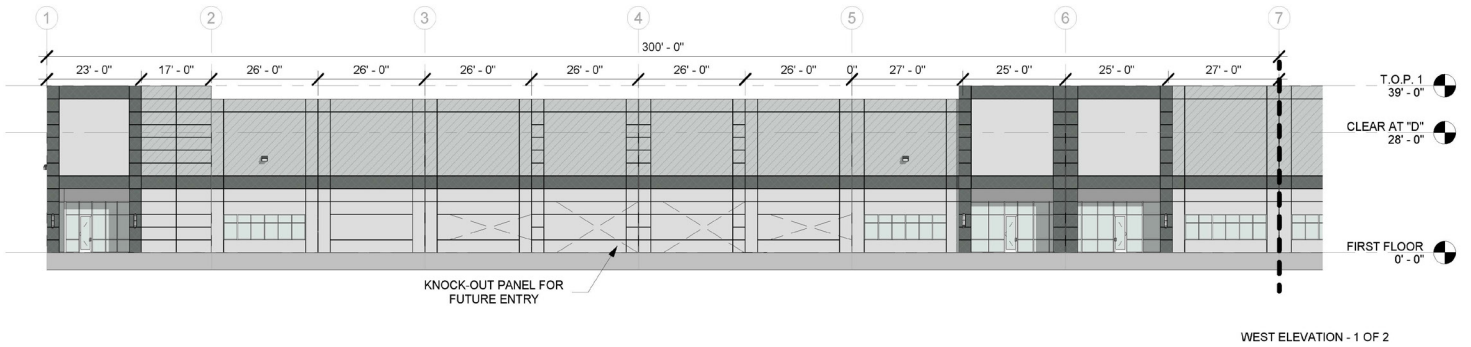
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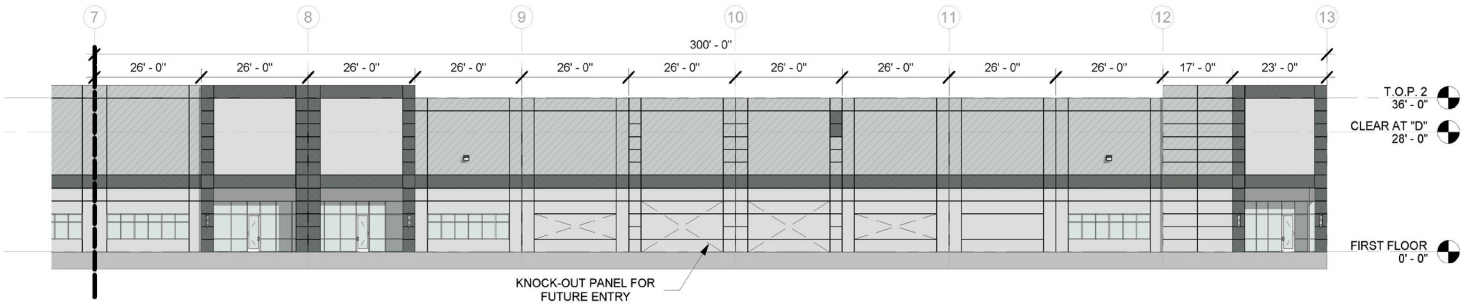
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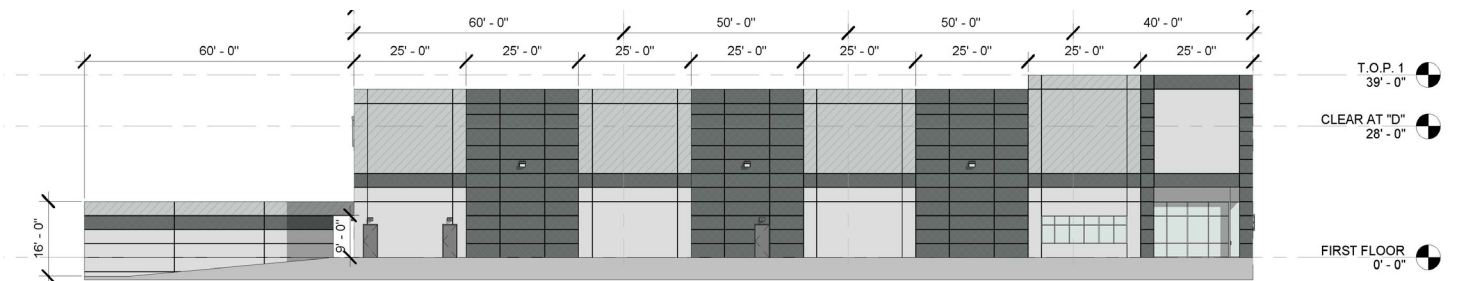




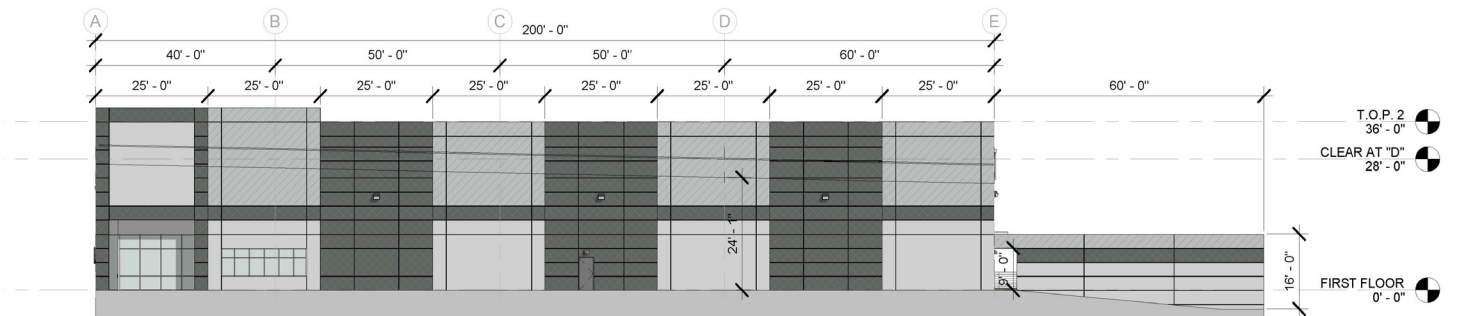
WEST ELEVATION - 1 OF 2



WEST ELEVATION - 2 OF 2



NORTH ELEVATION -





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## Why Baldwin County



Tied for **8th fastest growing MSA** in the nation according to the US Census Bureau and the **fastest growing county in Alabama** by total population growth, 2nd fastest by population change.



**Top 50** places to grow a business by Forbes Magazine.



Regional workforce of **over 500,000**.



**43%** population growth since 2000.



**Top 5** metropolitan area for site selection in 2014 by Site Selection Magazine.

## Current Industries



Distribution/  
Logistics



Aerospace



Innovative  
Industries



Manufacturing

## Accessibility



I-10 connects Jacksonville, FL to Santa Monica, CA



I-65 connects our region to Chicago, IL



Over 1,000,000 in regional population

## Port City



**12th Largest Port by Volume**

Post-Panamax Ready

Intermodal Access

Over \$18.7 Billion in Economic Impact



Only Seaport where 5 class-1 Railroads Converge

25+ Million Tons Moving Through



50 Ft Channel Depth and Turning Basin

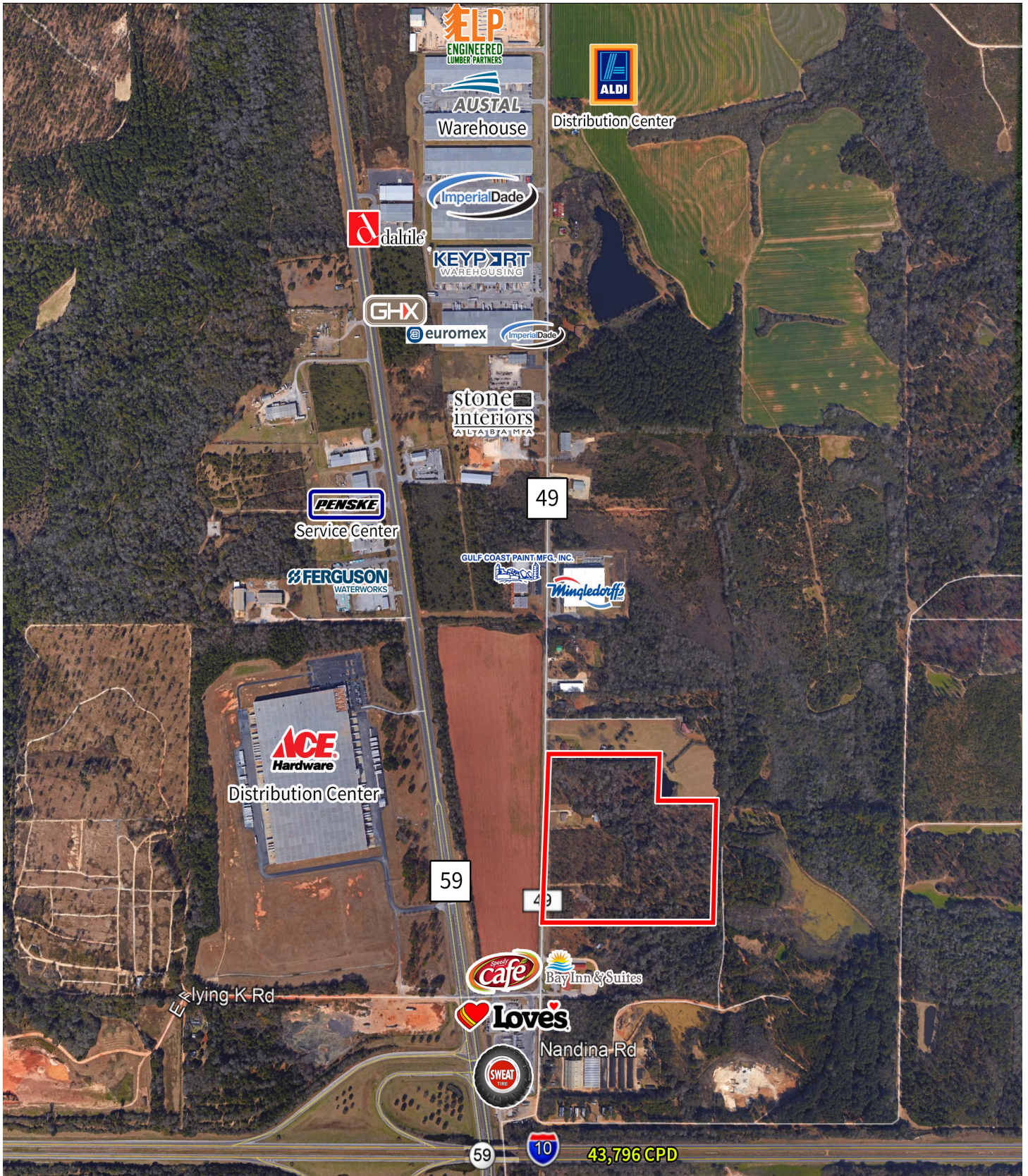
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