



ONPACE
PARTNERS™

Container Yard

Available for Lease

1000 Paper Mill Road | Mobile, AL

For Lease: Planned 15,000 SF Maintenance Shop on 28 Acres

Contact:

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1000 Paper Mill Road | Mobile, AL
Warehouse Available For Lease



Property Highlights:

±15,000 SF Maintenance Shop on 28 Acres

Close proximity to Port of Mobile

Potential for CSX Rail Spur

Zoning: Heavy Industrial

Brand New Construction

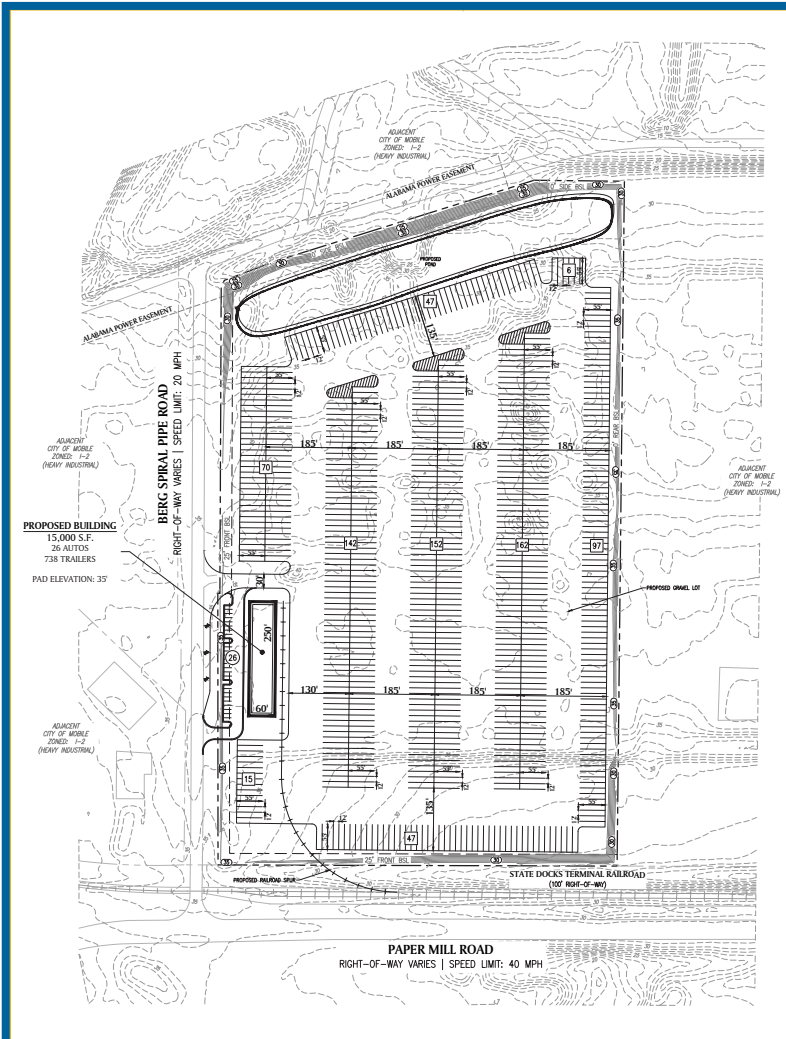
Ability To Stack Containers

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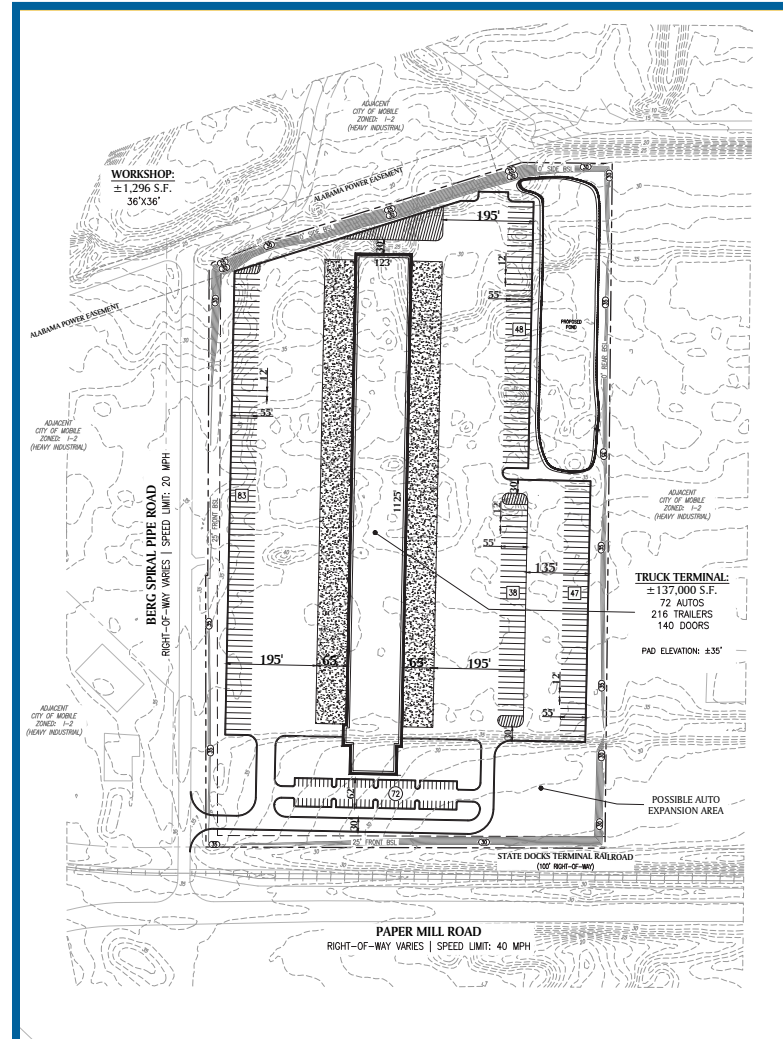
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Site Plan

1000 Paper Mill Road | Mobile, AL



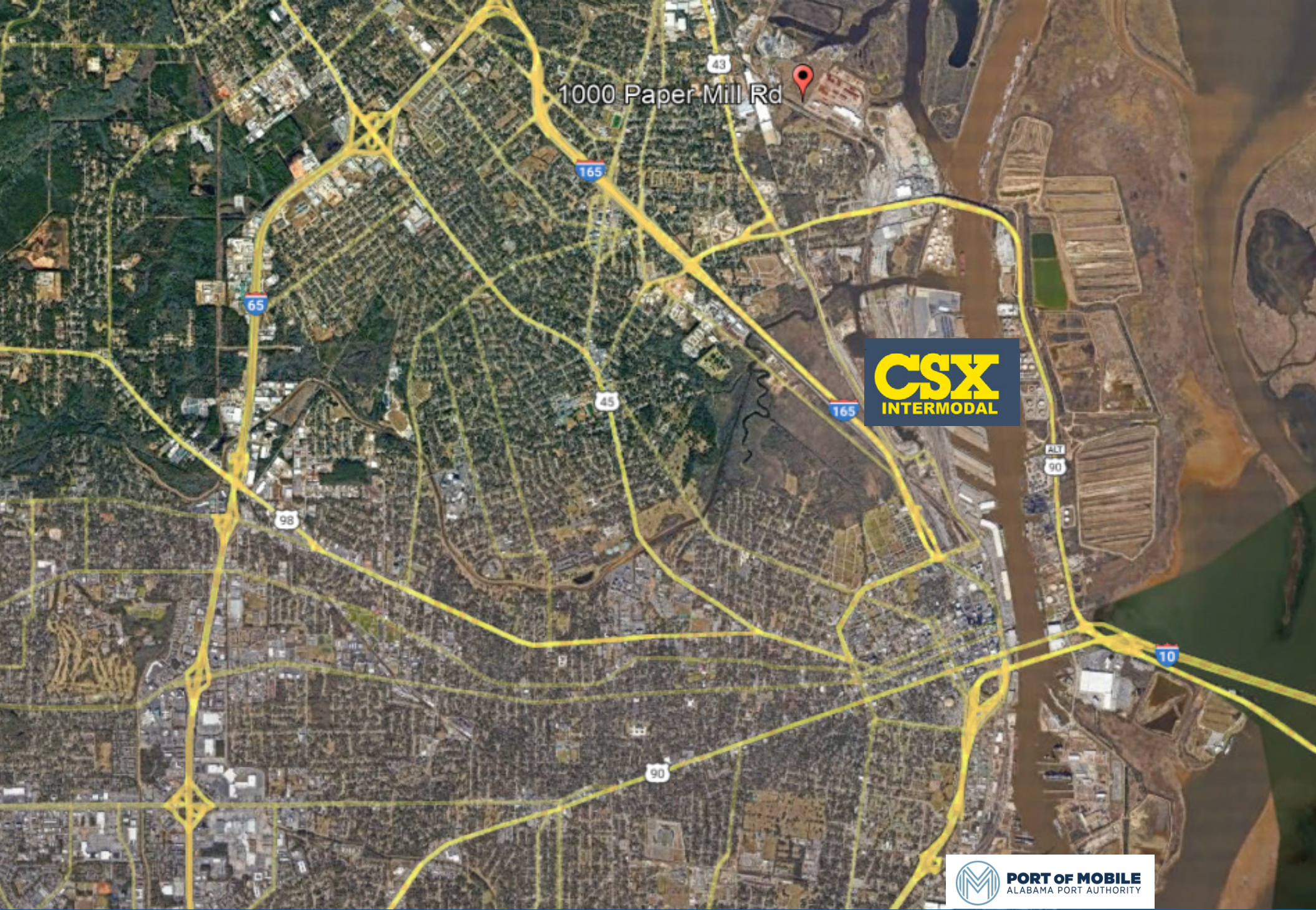
15,000 SF Shop with Rail Spur, 738 Trailer Talls



140 Door 137,000 SF Terminal, 216 Trailer Talls

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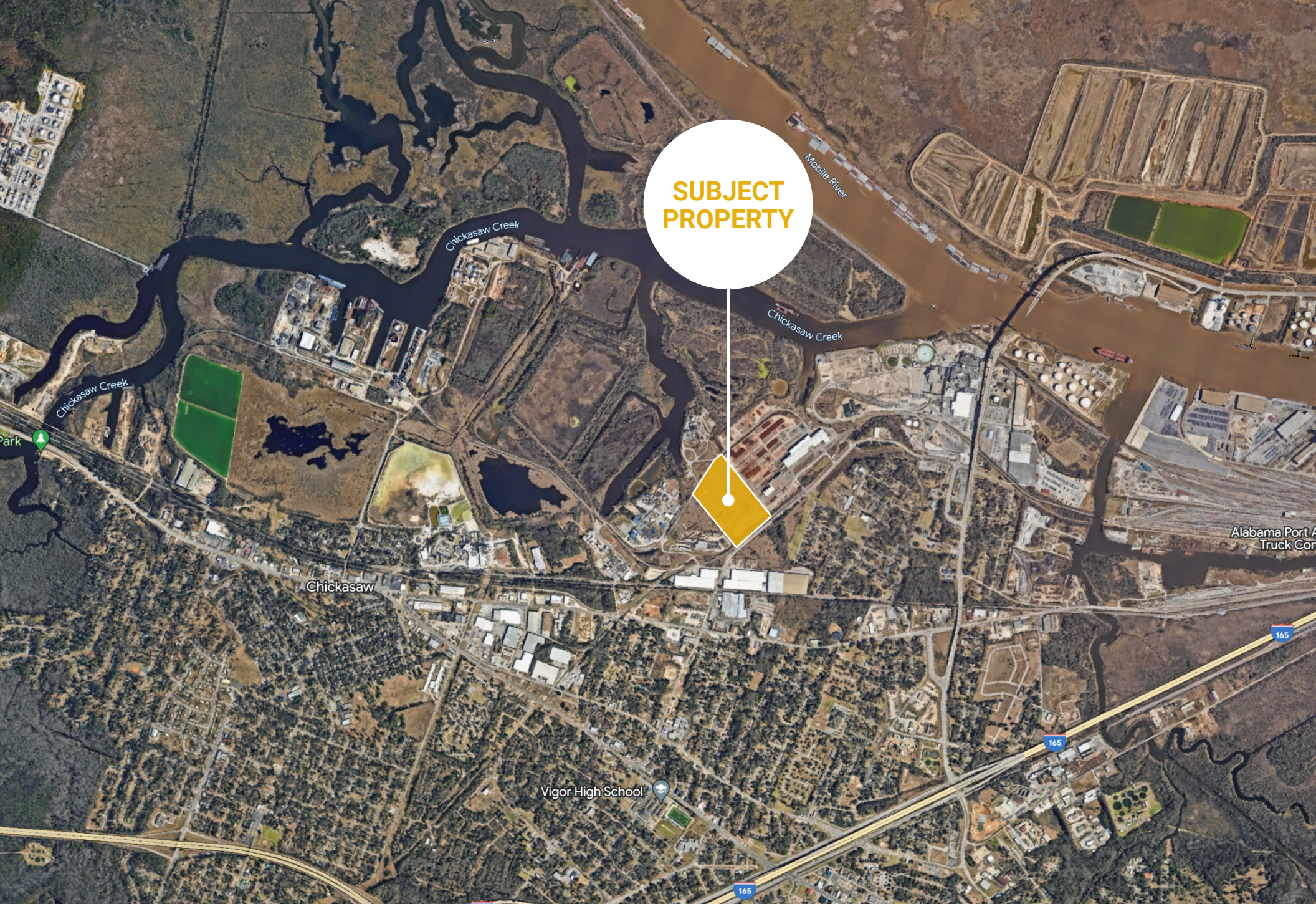
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**SUBJECT
PROPERTY**

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HEAVY INDUSTRIAL PERMITTED USES:

- Truck Sales and Service
- Cold Storage Plant
- Heavy Commercial Equipment Distribution
- Contractor's Storage Yard
- Distribution Heavy (Truck Terminal)
- Heavy Equipment Rental and Leasing (w/ Outside Storage Permitted)
- Industrial Machinery and Equipment Distribution
- Lumber and Building Materials Heavy Distribution
- Marine Cargo Handling, Stevedoring
- Heavy Marine Supply Distribution
- Outside Storage/ Laydown Yard with Aggregate Surfacing as Primary Use
- Parcel Delivery Service
- Pipe Storage
- Railroad Terminal
- Recycling Plant
- Rock Crushing
- Gravel and Sand Sales and Storage
- Shipbuilding
- Trucking
- Heavy Warehousing



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MOBILE COUNTY

RECENT PROJECT ANNOUNCEMENTS

Evonik announced plans to build a plant on-site to produce methyl mercaptan, which is used to manufacture its MetAmino (DL-methionine) product. Methionine is used in livestock farming to feed animals in a healthy and sustainable manner. The site currently receives raw materials from third-party suppliers to produce methionine. The new plant is scheduled to come online in the second half of 2024.

DC Safety, a first-aid kit manufacturer for the automotive market, is relocating its manufacturing operations from upstate New York. The company will be the first tenant of the South Alabama Logistics Park. This 1,300-acre master-planned industrial park will be home to warehousing, logistics and light manufacturing operations

Averitt Express is moving from its existing facility on Rangeline Road to a new operation at the South Alabama Logistics Park. Existing employment will be retained, and additional jobs will be created due to this investment to support the anticipated growth.

Austal USA cut the ribbon on its new, state-of-the-art steel manufacturing facility in April. The addition of the steel shipbuilding capability complements the company's well-established aluminum shipbuilding expertise. With the \$100 million investment, Austal constructed a new 117,000-square-foot manufacturing facility, a 60,000-square-foot stock yard, and a 19,500-square-foot paint facility. In June, Austal announced a \$3.3 billion multi-ship contract for the U.S. Coast Guard offshore patrol cutter.

Airbus Americas announced plans to expand their current facility at the Mobile Aeroplex at Brookley. The project represents the addition of a third Final Assembly Line to support increased production of Airbus' A320 family of single-aisle passenger aircraft. An estimated 1,000 new jobs will be created with this expansion.

JOBS AND INVESTMENT

2022
SCORECARD

1,342
NEW JOBS

62,275
AVERAGE SALARY

1,277,789,734
CAPITAL INVESTMENT

INDUSTRY SECTORS

- CHEMICAL
- AEROSPACE
- LOGISTICS
- MANUFACTURING
- ENTERTAINMENT

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INVESTOR



APM TERMINALS

APM Terminals will be expanding their dock operations at the Port of Mobile. After the Alabama Port Authority prepares the project site, APM will locate two ship-to-shore cranes (bringing the total ship-to-shore crane count to six cranes). Most recently, APM Terminals announced a \$60 million investment in its rail infrastructure capabilities. Additional tracks, rail yard storage space and improved access from the berth to the railyard are planned.



CANFOR SOUTHERN PINE

Canfor Southern Pine will be developing a new state-of-the-art sawmill for manufacturing and processing wood products in Axis, off Highway 43. The new sawmill will be replacing the company's existing facility in Mobile. The new facility is expected to produce 250-million board feet per year, resulting in approximately \$85 million annually brought into the community through local expenditures



GULF DISTRIBUTING

Gulf Distributing, one of the oldest beverage distributors in the southeast is relocating its to Downtown Mobile and overhauling the Former Press Register Building. This move represents \$32.5 million in investment and will add 25 new jobs while retaining the 220 existing employees. The company will renovate and lease all remaining Class A office space.

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INVESTOR



GREAT SOUTHERN WOOD

Great Southern Wood is expanding the existing Great Southern Wood Treatment facility in Mobile County. The project is estimated to cost approximately \$13.7 million and create at least 12 new jobs paying a weighted, average wage of \$23.94 per hour.



TOPGOLF

Topgolf, a leading golf entertainment venue with more than 70 locations, announced plans to build a multi-story complex at McGowin Park. The Mobile location will be the third in Alabama and is expected to open in late 2023.



PEAK NORTH AMERICA

Peak North America, a sawmill equipment manufacturing company based in Canada, will be investing \$24 million to build a new facility in Irvington that will create 175 new jobs.

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ACCOLADES

Mobile, as well as the State of Alabama, continue to be recognized nationally for a commitment to facilitating economic growth and job creation. Area Development ranked Alabama No. 6 overall in its 2022 “Top States for Doing Business” analysis, the same as the previous two years. The magazine also ranked Alabama No. 4 for the overall cost of doing business. U.S. News & World Report ranked Mobile as No. 4 for best place to live in Alabama and No. 15 for safest place to live. It also ranked five of Mobile County’s public schools among the best in state. Construction Coverage ranked Mobile No. 6 for midsize metro where manufacturing is thriving.

PORT AND LOGISTICS AT A GLANCE



**ACCESS TO
FIVE CLASS 1 RAILROADS**



**45-MINUTE
TURNAROUND TIME IN PORT**



**ACCESS TO FOUR
SHORT-LINE RAILROADS**



**15,000 MILES
OF INLAND WATERWAYS**



**INTERMODAL CAPABILITY
TO THE SOUTHEAST AND MIDWEST**



**HARBOR DEEPENING AND WIDENING
COMPLETED BY EARLY 2025**



ACCESSIBILITY TO I-10 AND I-65



3 HOURS TO OPEN SEA



RAIL

The Port of Mobile is one of only three national deep-water ports equipped with abundant rail infrastructure consisting of five class 1 freight railroads and three class III freight railroads, including the Terminal Railway (TASD), owned and operated by the Alabama Port Authority. The TASD provides rail switching services at the Port of Mobile, providing intermodal service for companies importing and/or exporting and making it the largest public port authority owned and operated terminal railroad in the nation.

The Port of Mobile offers superior service connecting the U.S. and Canadian rail networks to central and southern Mexico. CG Railway (CGR) operates two double deck 585-foot roll-on/roll-off rail ferries, each with a capacity of 115 railcars. Rail ferries depart from the ports of Mobile and Coatzacoalcos in Veracruz every 4 days. Some commodities include chemicals, petroleum products, forest products, agricultural, and metals.



ROAD

Mobile has easy access to I-65, connecting the Gulf of Mexico in Mobile to the Great Lakes. At the southern end of I-65 is an interchange with I-10 in Mobile, stretching from the Pacific Ocean in Santa Monica, California to I-95 in Jacksonville, Florida. 78% of the domestic population is within a two-day drive time of Mobile. There are over 65 motor freight carriers certified to transport interstate shipments to and/or from the Mobile area.

The majority of the carriers have a Mobile area terminal, with many carriers offering container services.



SHIP

Operating since 2008, APM Terminals Mobile offers an improved option in the US Gulf for reaching Midwest markets, rapidly growing Southeast markets, as well as Alabama and neighboring states. The intermodal container transfer facility (ICTF) includes two operating tracks, a loop track, and 914m car repair track and provides access to five class-I railroads for inland supply chains. A flyover bridge connecting the main terminal to the ICTF has been approved with a targeted date of 2024.

In calendar year 2021, the Alabama Port Authority saw containerized cargo volumes climb to a record 502,623 TEUs, up 21% from 2020. In 2021, the Port experienced minimal to no congestion, no vessel delays at anchor and posted vessel-to-rail turn times within 24 hours.

- APM Terminals Capacity:
- Ship-to-Shore Cranes:
- **238% Volume growth** over the last decade

INFRASTRUCTURE

The I-10 River Bridge and Bayway project is moving forward. The Mobile Chamber and the Build the Bridge Coalition have been advocating for the new I-10 Mobile River Bridge and Bayway project for many years. In 2022, the Mobile Metropolitan Planning Organization and Eastern Shore Metropolitan Planning Organization began voting to include the project on their long-range plans to protect the federal and state funds. In December, the Alabama Department of Transportation declared the project “financially viable” and announced it would be moving forward with the project.

The Mobile International Airport is underway in Downtown Mobile. A groundbreaking was held in December for the newly named Mobile International Airport. This new airport, which is expected to open in 2025, will shift commercial airline operations from west Mobile to a location that is minutes from downtown and in closer proximity to major interstates and our downtown and industrial base. In 2022, the Port of Mobile, with an \$85 billion impact, was named the fastest-growing container terminal in the

United States over the past five years. In a year-over-year comparison, the Port of Mobile saw an incredible growth rate of 184.7 percent for intermodal cargo and 35.8 percent for dry and refrigerated cargo (July 2022). The Port Authority and APM Terminals in 2022 also announced the fourth expansion of the container terminal to bring the facility’s annual throughput capacity to one million Twenty-foot Equivalent Units (TEUs). To accommodate rapid demand and growth, the Port is undergoing a \$366 million harbor modernization program. Once completed, it will make the Port of Mobile the deepest container terminal along the Gulf of Mexico. In addition to the terminal expansion and the harbor deepening and widening project, the Alabama Port Authority plans to develop logistics facilities in Mobile and open a new inland intermodal facility served by CSX in Montgomery, Ala. These projects are set to begin operation in 2025 and will provide new advantages and opportunities for shippers. Other planned investments include constructing a fly-over bridge to create on-dock rail access at the container terminal.

RECENT SITE DEVELOPMENTS

Just minutes from Interstate 10 is a 500-acre industrial park with direct access to CSX rail and the ability to handle manufacturing or distribution operations. Plans for this park include more than 4-million square feet of space at full build-out. Demolition has started on the Brookley by the Bay industrial property. The 100- acre parcel was placed in the Industrial Development Board of the City of Mobile and is adjacent to the Brookley Aeroplex.

The South Alabama Logistics Park (featured) is a 1,300 acre master-planned, curb and gutter industrial park located along Interstate 10 with more than 6 million square feet of warehouse space planned for Phase I of the development.