

# SITE PROFILE

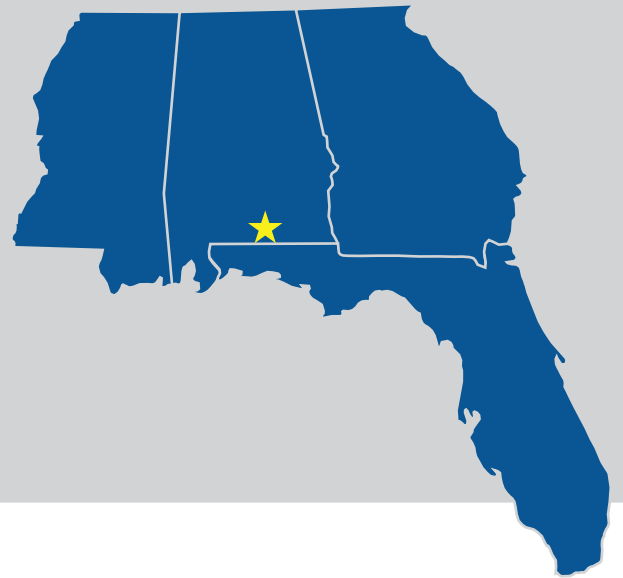
## SUTTON ROAD INDUSTRIAL PARK

### ANDALUSIA, ALABAMA, USA



#### KEY SITE FEATURES:

- Designated as Opportunity Zone
- Easy access to U.S. Highway 29 and close proximity to U.S. Highway 84, Interstate 65 and Interstate 10
- Streamlined permitting process
- 250 acres available
- Existing water, electricity, sewer and fiber optic on site



#### FOR MORE INFORMATION:

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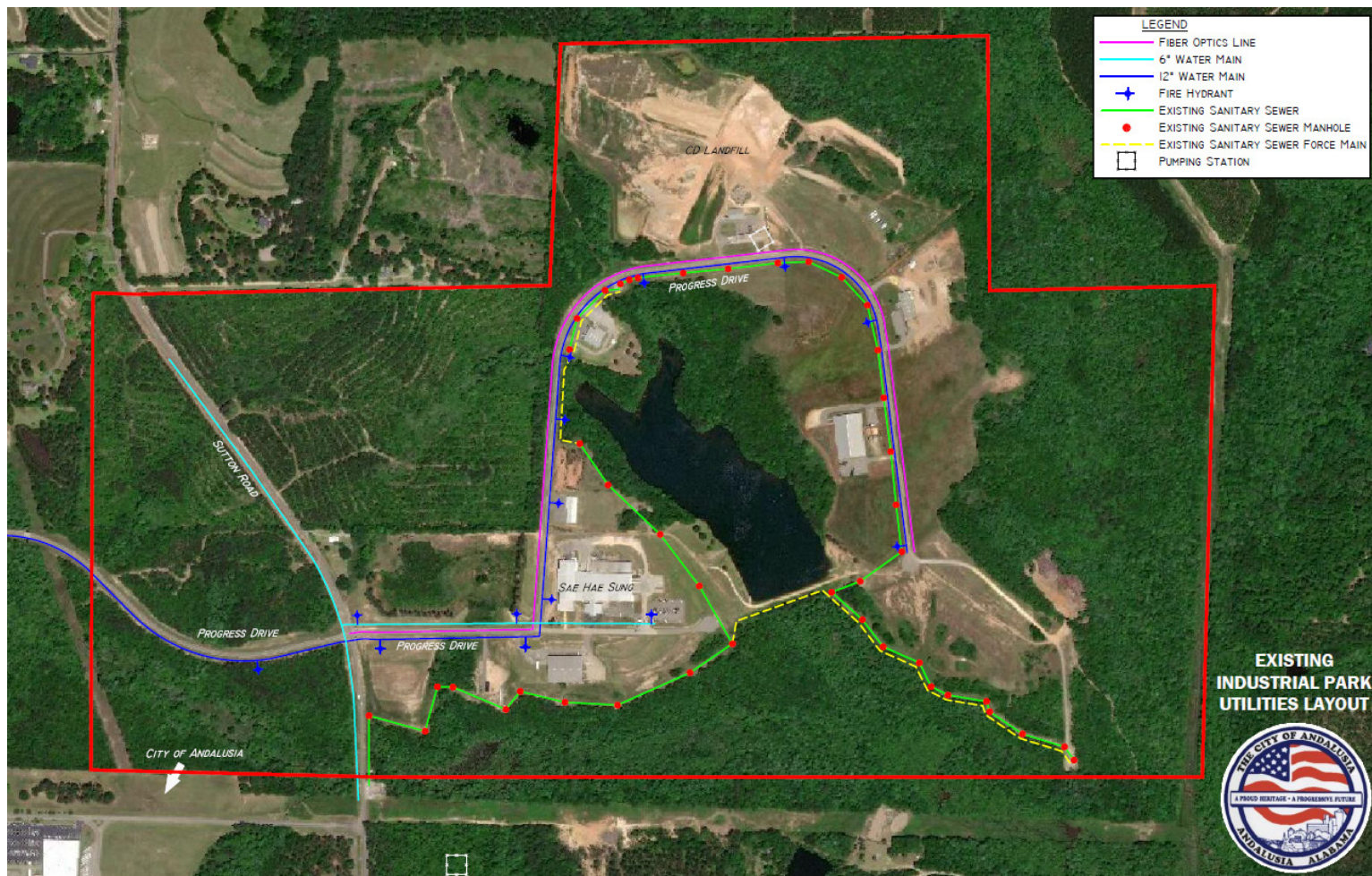
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## COVINGTON COUNTY QUICK FACTS



Regional workforce of **326,000** within 50 miles.



**Two community colleges** and six high schools.



**Two certified EDPA** Advantage Sites.



Cost of living is **14 percent** below national average.



**New Markets Tax Credit** Qualified.

### Targeted Industries:

Distribution/Logistics  
Aerospace  
Food Processing  
Manufacturing  
Automotive  
Agribusiness

## SITE INFORMATION

**Within City Limits:** Yes

**Lat/Long:** 31.33780000 / -86.45850000

**Within Enterprise Zone:** Yes

**Total Acres:** 352.00

**Available Acres:** 250.0

**Largest Tract:** 83

**Smallest Tract:** 5

**Protective Covenants:** No

**Natural Gas:** Southeast Gas (existing)

Size of Main: 2 in.

Main PSI: 800

**Water:** City of Andalusia (existing)

Size of Main: 6 in.

**Sewer:** City of Andalusia (existing)

Size of Main: 8 in.

**Electric:** City of Andalusia (existing)

**Fiber & Telecommunications:** CenturyLink, Mediacom

**Interstate:** I-10 (50 miles), I-65 (35 miles)

**US Highway:** US-29 (1 mile), US-84 (1 mile)

**Nearest Commercial Airport:** Montgomery, AL (95 miles)

**Sale Price:** \$20,000 per acre (negotiable)