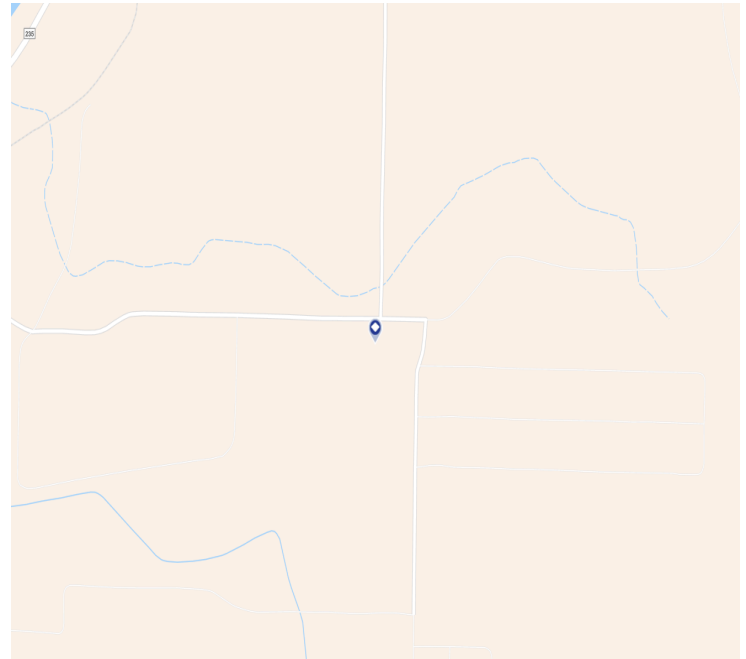




Childersburg Industrial Park
AL Hwy 235

Childersburg, Talladega County, AL, 35044



Description

Site is served by RJ Corman with access to Norfolk Southern and CSX. Extensive environmental studies available and federal indemnification. For more information, please contact: Calvin Miller, 256.245.8332, millercalv@tceda.com

Economic Development Contact

Calvin Miller
Talladega County Economic Development Authority
E: millercalv@tceda.com
P: (256) 245 - 8332
M: 0

Sale / Lease

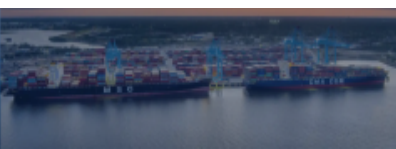
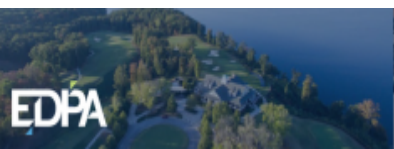
- **For Lease:** No
- **For Sale:** Yes
- **Sale Price:** \$20,000
- **Sale Price/Unit:** per acre
- **Pricing Information:** Property is \$10,000 to \$20,000
- **Negotiable:** Yes

Location

- **Property Name:** Childersburg Industrial Park
- **Property Type:** Site
- **Property SubType:** Rail Served; Industrial
- **Property Address:** AL Hwy 235
- **Property City:** Childersburg
- **Property State:** AL
- **Property County:** Talladega County
- **Property Zip Code:** 35044
- **Latitude:** 33.3418
- **Longitude:** -86.3281

General

- **Wetlands:** Yes





Site

- **Available (acres):** 1,622
- **Total (acres):** 1,622
- **Smallest Tract Available:** 10
- **Largest Tract Available:** 765
- **Site Developable Acreage:** 1,622
- **Site Size:** 1,622 acres
- **Ownership:** Childersburg Local Redevelopment Authority and Talladega County Economic Development Authority
- **Boundary Survey:** Completed
- **Site Improvements:** Partially Cleared
- **Cultural Resource Identification Survey:** Completed
- **Cultural/Historical Resources Review:** Yes
- **Ecological Review (endangered species):** Yes
- **Phase 1 Environmental Audit Done:** Yes
- **Phase 1 Environmental Report:** Yes
- **Phase I Environmental Site Assessment:** Completed
- **Preliminary Geotechnical Exploration:** Completed
- **Preliminary Wetlands Assessment:** Yes
- **Protected Species Assessment:** Completed
- **Soil Boring Report Available:** Yes
- **Wetlands Delineation:** Completed
- **Current Land Use:** Vacant Lot
- **Surrounding Land Use:** Manufacturing
- **Certified Site:** No
- **Competitive Site:** Yes

Incentive / Zoning

- **Federal Opportunity Zone:** No
- **Site Zoning:** Heavy Industry

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** Alabama Power Company
- **Electric On-Site:** Yes

Sewer

- **Sewer Size of Main (inches):** 8

Water

- **Water Provider:** Childersburg Wt, Gas, & Sew Bd
- **Water Size of Main (inches):** 8

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Childersburg Wt, Gas, & Sew Bd
- **Natural Gas On-Site:** Yes
- **Natural Gas Line Size (inches):** 10
- **Natural Gas Size of Main (inches):** 10
- **Natural Gas Pressure (psi):** 500

Telecommunication

- **Telecom Provider:** Coosa Valley Technologies
- **Networked:** Yes
- **DSL Available:** Yes
- **Fiber Available:** Yes
- **Fiber Optics:** Yes

Airport

- **Distance to Nearest International Airport:** 46 Miles

Interstate / Highway

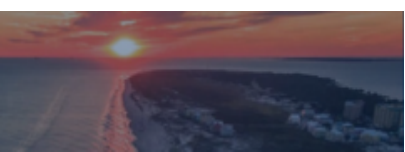
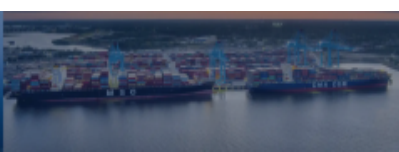
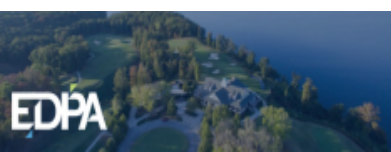
- **Distance to Nearest Interstate Exit:** 23 Miles
- **Interstate #1:** I-459
- **Distance to Interstate #1:** 35 Miles
- **Interstate #2:** I-65
- **Distance to Interstate #2:** 40 Miles
- **Interstate #3:** I-20
- **Distance to Interstate #3:** 38 Miles
- **US Highway #1:** 235

Rail

- **Rail Access Available:** Yes
- **Rail Service Active:** Yes
- **Rail Carrier:** RJ Corman
- **Rail #1 Track Status:** Onto Site
- **Rail Service Type:** Short line
- **Rail Carrier #2:** Norfolk Southern
- **Distance to Rail #2:** 3 Miles
- **Rail #2 Track Status:** Onto Site
- **Rail Carrier #3:** CSX
- **Spur Available:** No
- **Spur Existing on Property:** Yes
- **Dual Rail:** Yes
- **Can Rail Service be Provided to Property?:** Yes
- **Switch Present on Property:** Yes
- **Additional Land Required to Service Property:** No

Property Detail Link: [View Details](#)

Property Detail QR Code





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