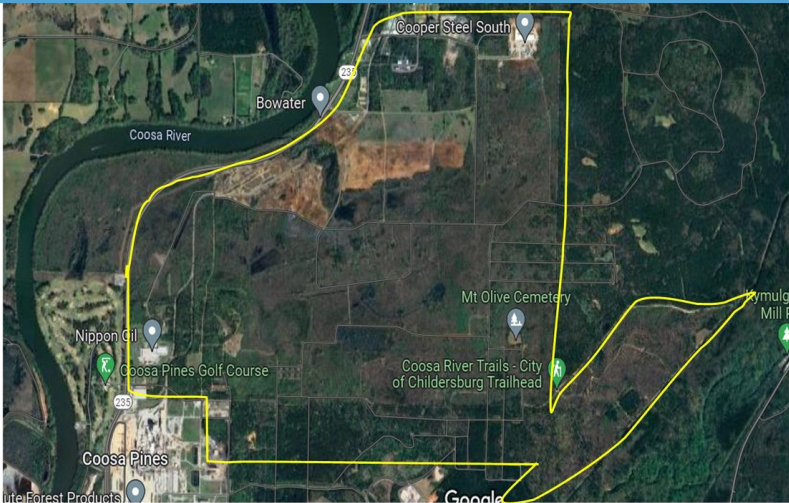


## AVAILABLE RAIL SERVED; INDUSTRIAL SITE

CHILDERSBURG INDUSTRIAL PARK

AL HWY 235

CHILDERSBURG , TALLADEGA COUNTY , AL , 35044



### Description

Site is served by Norfolk Southern and CSX. Will be negotiated with each client. Extensive environmental studies available and federal indemnification. For more information, please contact: Calvin Miller, 256.245.8332, millercalv@tceda.com

#### Sale / Lease

<b>For Sale</b>	Yes
<b>Sale Price</b>	\$6,000
<b>Sale Price/Unit</b>	per acre
<b>For Lease</b>	No
<b>Pricing Information</b>	Property is \$6,000 to \$10,000

#### Site Details

<b>Latitude</b>	33.3418
<b>Longitude</b>	-86.3281
<b>Available Acres</b>	2,171
<b>Total Acres</b>	2,195
<b>Smallest Tract Available</b>	10
<b>Largest Tract Available</b>	765 Acres
<b>Phase 1 Environmental Audit Done</b>	Yes

## Advantage Alabama

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

**Deep water port on the Gulf of Mexico**

**One of the longest inland waterway systems**

**Right-To-Work state**

**WIN** with Alabama

**For more information, please contact:**

Calvin Miller  
(256) 245 - 8332  
millercalv@tceda.com

Economic Development Partnership of Alabama  
1320 1st Avenue South  
Birmingham, AL 35233  
Greg Blalock  
Project Director  
P 205.943.4700  
gblalock@edpa.org  
<https://www.edpa.org>

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### Electric

**Provider** Alabama Power Company

### Water

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

### Sewer

**Size of Main** 8 Inches

### Natural Gas

**Provider** Childersburg Wt, Gas, & Sew Bd  
**Size of Main** 10 Inches  
**Pressure (psi)** 500 Psi

### Telecom

**Provider** At&T  
**Fiber Available** Yes  
**DSL Available** Yes

### Zoning

**Opportunity Site** No  
Heavy Industry

### Interstate

**Interstate** I-459  
**To Interstate** 35 Miles  
**Interstate #2** I-65  
**To Interstate #2** 40 Miles  
**Interstate #3** I-20  
**To Interstate #3** 38 Miles

### Highway

**US Highway** 235

### Rail

**Carrier** RJ Corman  
**Track Status** Onto Site  
**Rail Access Available** Yes  
**Rail Type** Short line  
**Carrier #2** Norfolk Southern  
**Track Status #2** Onto Site

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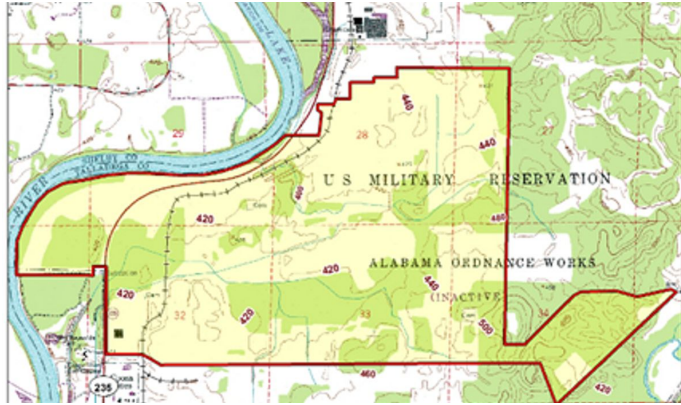
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