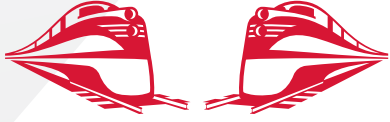


Rj Corman
Railroad Company



CHILDERSBURG IP ADVANTAGE SITE

CHILDERSBURG, AL

OVERVIEW

TYPE: SITE
ACRES: 115
DIVISIBLE: YES

ZONING: HEAVY INDUSTRIAL
OWNERSHIP: PUBLIC
FOR SALE/ LEASE: SALE

PRICE PER ACRE:
\$20,000



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR
SR. DIRECTOR, INDUSTRIAL DEVELOPMENT
JAKE.WEIR@RJCORMAN.COM
C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



CHILDERSBURG IP ADVANTAGE SITE

CHILDERSBURG, AL

LOCATION

Latitude, Longitude: 33.3487, -86.3373

County: Talladega

UTILITY

Electric Provider / Details: Alabama Power Company / less than 1,500' from site

Water Provider / Details: Childersburg Water, Gas, & Sewer / 8" line on site

Sewer Provider / Details: Childersburg Water, Gas, Sewer / 8" line >1 mile

Gas Provider / Details: Childersburg Water, Gas, & Sewer / 10" line 500 PSI on site

Telecom Provider / Details: AT&T

TRANSPORTATION

Nearest Highway / Distance: SR 235 / adjacent

Nearest Interstate / Distance: I-459 / 35 miles

Nearest Airport / Distance: Birmingham International (BHM) / 40 miles

PROPERTY DETAILS

Due Diligence Conducted: Environmental, Geotechnical, Wetlands

RAIL

Closest Distribution Center: Gadsden

Material Sales Yard

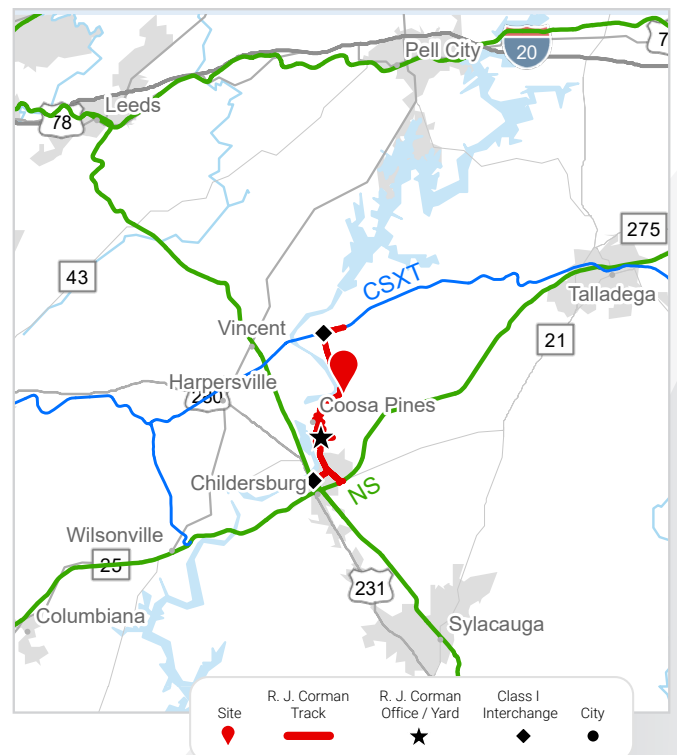
Closest Transloading Facility: Gadsden Yard

Class I Interchange Partner(s): CSX &

Norfolk Southern

Interchange Points(s): Childersburg (CSX and NS)

Served by: RJAL



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