



## International Paper Site

City: Tuscaloosa

County: Tuscaloosa



**Street Address:** 12068 Upper Hull Road  
**Nearest City:** Tuscaloosa  
**Within City Limits:** No  
**Zip Code:** 35474  
**MSA:** Tuscaloosa, AL  
**Latitude:** 33.05540000  
**Longitude:** -87.59340000  
**Loc. In Industrial Par:** No  
**Park Name:**  
**Within Enterprise Zone:** No  
**Within Favored Geo Area:** No  
**Within Renewal Community:** No

### Transportation

#### Rail Service

Provider: Norfolk Southern  
 Track Status: Onto Site  
 Provider 2:  
 Track Status: Not Specified

#### Waterway

Provider: Black Warrior River  
 Dock Facility: On River Without Dock

### Nearest Commercial Air City

Mi. to Service : 60.00

### Highways

Type	Name	Mi. To Access	4 Lane?
Federal	43	10	No
Federal	82	8	Yes
Interstate	I-20	8	Yes
Interstate	I-59	8	Yes
State	69	1	Yes

**Total Acres:** 198.00  
**Available Acres:** 198.00  
**Additional Available:** Yes  
**Largest Tract:** 198.00  
**Smallest Tract:** 1.00  
**Protective Covenants:**  
**Phase 1 Enviro:** Yes  
**Prelim Geotech:** Yes

**Topography:** Flat  
**Wetlands Assesment:** Yes

**Ecol Review:** Yes

**Cultural Resources Review:** Yes

**Zoning:**

**Previous Use:**

**Use Description:** Saw/Lumber Mill



### Utilities

#### Natural Gas

Provider: Spire  
Status: <1 mile  
Size of Main: 6  
Main PSI: 60

#### Electric

Provider: Alabama Power Company  
Status: Existing  
Amps:  
Phase:  
Voltage:

#### Water

Provider: Englewood Hulls Water System  
Status: <1 mile  
Size of Main: 12

#### Telecommunications

Provider: AT&T  
Fiber Optics:  
Redundancy:  
xDSL Available:

#### Sewer

Provider: Septic Tank  
Status: Existing  
Size of Main:

### Price

#### Base Rent(Annual):

per sq ft.

**Sale Price:** \$31,500.00 per acre

**Negotiable:** Yes

**Date Quoted:** 6/20/2017 12:00:00 AM

**Price Comments:** Price negotiable and subject to change based on client's need, market conditions,& availability.

### Site Comments:

Parcel size can be modified to clients needs; prices available upon request. Rail access,less than 10 minutes to I-20/59, close proximity to navigable waterway. Nine bldgs on site including 170,000 sf warehouse (office & locker rooms).



