



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 3:34:03 PM
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).



