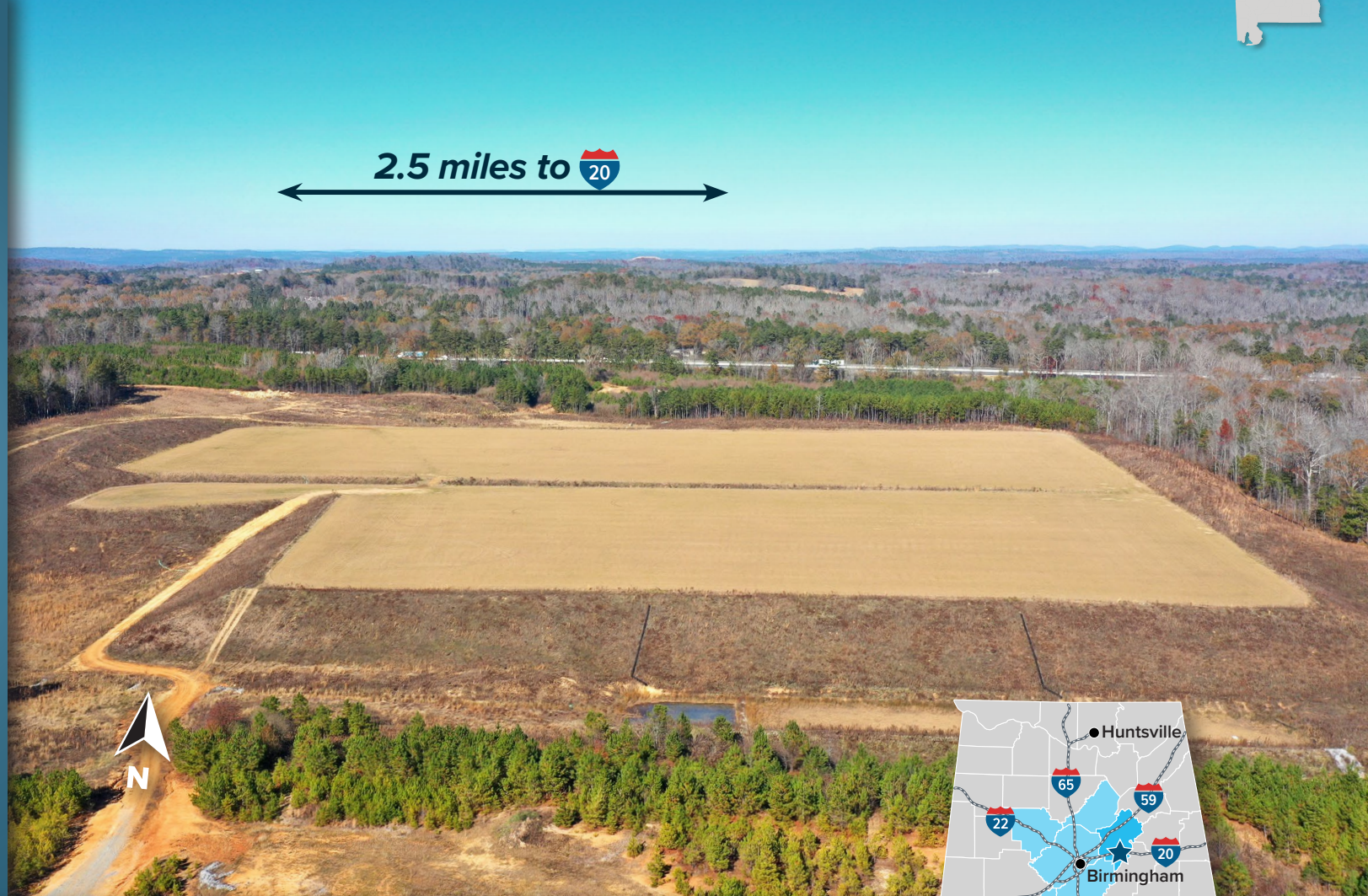




COGSWELL INDUSTRIAL PARK

JACK BIDDLE DRIVE, PELL CITY, AL 35125

Nestled within St. Clair County – one of the fastest growing counties in the U.S. Southeast – this 27-acre site is pad-ready and expandable to 110 acres total. Located within the 450-acre Cogswell Industrial Park, this site is ideally situated between Birmingham, just 35 minutes west, and Atlanta, less than two hours east, and is only 2.5 miles from two I-20 interchanges, easily connecting it to major markets. The site's central location within the Birmingham region and nearby Anniston metro provides unique access to two major laborsheds totaling over 1.2 million people and 64,000 manufacturing workers.



COMPANIES THRIVE HERE

SINCE 2011, COMPANIES HAVE ANNOUNCED
66 PROJECTS RESULTING IN OVER

1,800 JOBS & **\$597 MILLION**
IN CAPITAL INVESTMENTS

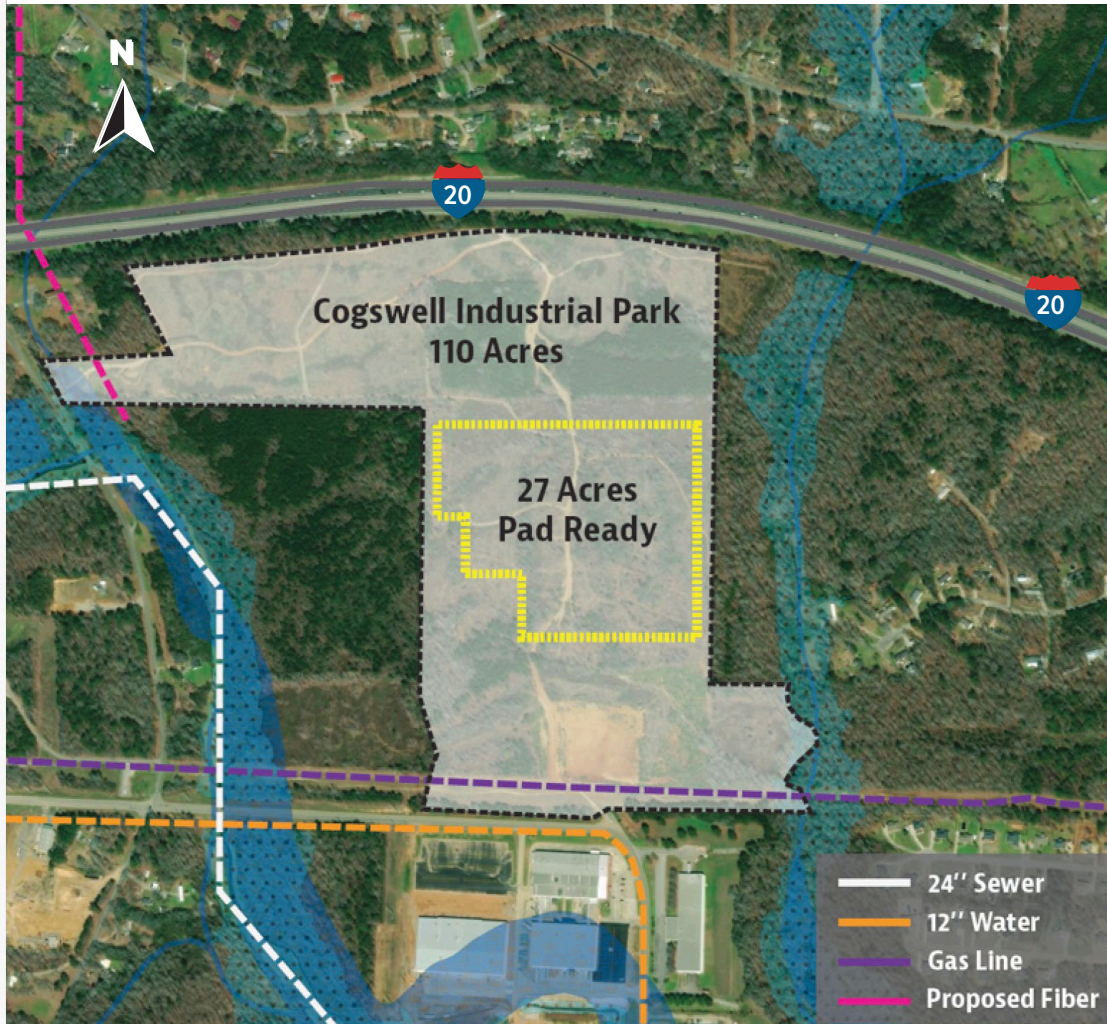


THE BIRMINGHAM METRO HAS ONE OF THE LOWEST
MANUFACTURING WAGE RATES IN THE SOUTHEAST,
WITH AN AVERAGE ANNUAL SALARY OF

\$56,357

COGSWELL INDUSTRIAL PARK

JACK BIDDLE DRIVE, PELL CITY, AL 35125



Location	
County	St. Clair
City	Pell City
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	110
Pad-ready acres	27
Previous use	Forest
Topography	Flat
✓ Protective covenants	✓ Phase 1 environmental
✓ Preliminary geotech report	✓ Ecological review
✓ Preliminary wetlands assessment	✓ Cultural & historical resources review

All utilities with excess capacity on-site		
Natural gas	Spire	Size of main: 4 inches
Water	City of Pell City	Size of main: 12 inches
Sewer	City of Pell City	Size of main: 24 inches
Electric	Alabama Power	✓ Transmission ✓ Distribution
Fiber/Telecom	CenturyLink	✓ Fiberoptic

Easy access to 3 interstates and 3 highways	
Interstates	Access within
	3 miles
	22 miles
	17 miles
Four-lane Highways	Access within
	2 miles
	1 mile
	2 miles

Sale price	\$20,000/acre (negotiable)
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Note: Price will be reduced based upon job creation and capital investment



For drone footage and interactive data, please visit <https://www.select-alabama.com/cogswell>

CONTACT US | Birmingham Business Alliance

Jeff Traywick | jtraywick@birminghambusinessalliance.com | (205) 241-8130