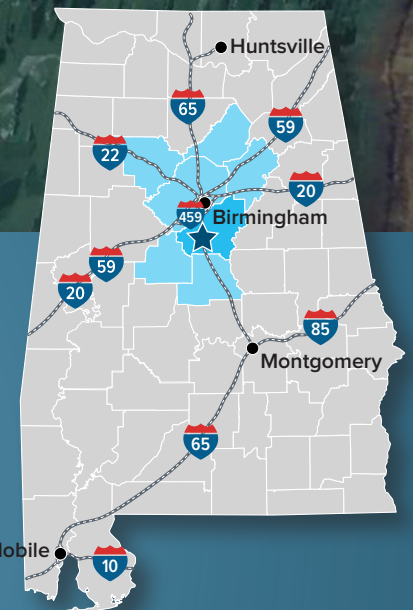




# SHELBY WEST CORPORATE PARK

I-65 & HIGHWAY 87, ALABASTER, AL 35007

*Shelby West Corporate Park is the premier industrial park in the south Birmingham-Hoover metropolitan area. The development is beautifully designed and is home to manufacturers and distribution centers including AGC Automotive NA, Hibbett Sports, Alabama Crown and others. The park is adjacent to US I-65 and the Shelby County Airport and is equipped with a 5,000-foot runway and on-site fueling. Build-to-suit opportunities are available.*



# SHELBY WEST CORPORATE PARK

I-65 & HIGHWAY 87, ALABASTER, AL 35007



Location	
County	Shelby
City	Alabaster
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	26
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 Alabaster	Size of main: 12 inches
Sewer	City of Alabaster	Size of main: 10 inches
Electric Transmission	Alabama Power	✓ Transmission
		✓ Distribution
Fiber/Telecom	AT&T	✓ Fiberoptic

Easy access to 1 interstates	
Interstates	Access within
	2 miles

<b>Sale Price</b>	\$35,000/acre
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Note: Price is negotiable based upon job creation and capital investment.



For additional info about the BBA, please visit our [website](#)