



1 mile to



COWLEY INDUSTRIAL PROPERTY

7620 OLD TUSCALOOSA HIGHWAY, MCCALLA, AL 35111

The Cowley Industrial Property is Jefferson County's newest publicly owned development comprised of more than 250 acres of flat, open land where site development comes at ease and a lower cost. This site is uniquely positioned for advanced manufacturing in automotive and aerospace, as it is located less than two miles from U.S. Interstates 20/59 and 459.



COWLEY INDUSTRIAL PROPERTY





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Location	
County	Jefferson
City	McCalla
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	251
Previous use	Pasture
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: 6 inches
Water	Warrior River Water	Size of main: 12 inches
Sewer	Jefferson County	Size of main: 8 inches
Electric	Alabama Power	✓ Transmission ✓ Distribution
Fiber/Telecom	AT&T	✓ Fiberoptic

Easy access to 4 interstates	
Interstates	Access within
	1 mile
	5 miles
	20 miles
	27 miles



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