

For Sale

Property Information

- Income producing
- 13.52 ± acres
- 3 office trailers
- 14,000 SF ± warehouse
- Natural edge
- 4 spud barges
- 800 Amp/3 Ph shore power
- 50 KVA Transformer
- 6" water line
- 4" sewer line
- Natural gas nearby

Price

- \$5.4 Million

Directions

Highway 43 to Viaduct Road. Turn onto Viaduct Road, then turn left toward Viaduct Road West. Continue straight onto Viaduct Road West. Turn right, then left after the railroad tracks. Drive around the loop to Viaduct Road North. The property is on the left.



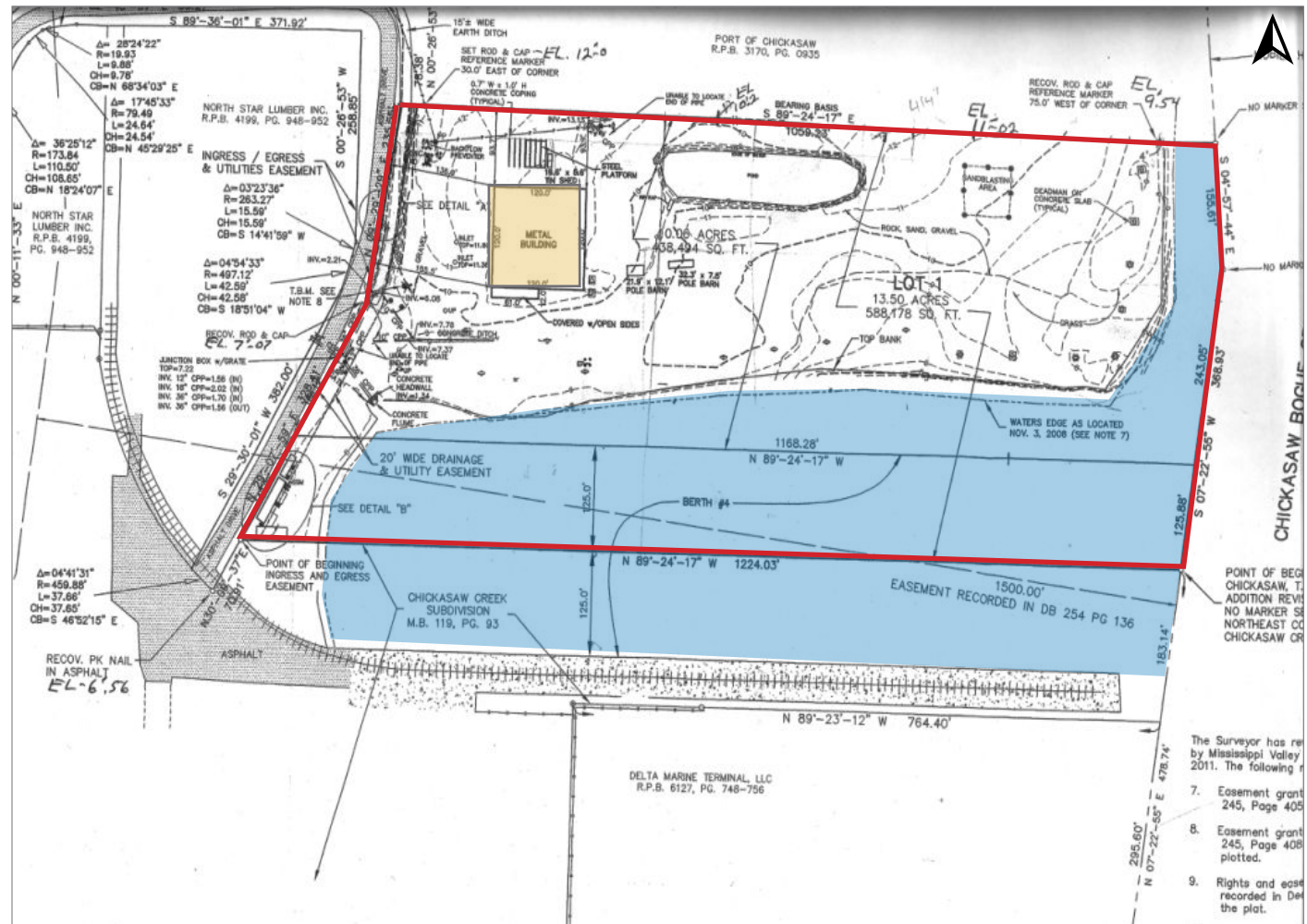
13.5 ± Acres
Including a 1,168' x 126' ± Berthing Slip

Berthing Area

- 1,250' x 200' wide private slip-not state own bottoms
- 28' Draft ±
- 1,600 Amp/3PH ship to shore
- 15 bollards 20" x 16' Pipe in ground the anchored with 20' x20' x2' concrete pad and rebar
- Four spud barges
- 300' x 80' Chickasabogue Waterway
- No wetlands

Land Area

- 10.06 ± acres of land
- Graveled drive paths
- 14,400 ± warehouse
- Tank farm consisting of two 6k cooking tanks, 8k storage tank and 10k storage tanks;
- 60' x 60' x 20' high blast yard with pull back blast screen on cables
- 3 office trailers
- Deed access to off-site rail





General Specs

- Built in 2011
- Metal and Concrete Construction
- 800 Amp/3 Phase
- 120' x 120'
- 29.6' Eave Height
- 8" Slab
- Two 20'x12' & two 12'x 12' roll up doors in a drive through configuration and two 8'x10' exterior walls that have a 3' cast in place concrete skirt
- 12' Above FEMA flood Elevation
- Designed to withstand up to 130 MPH Wind Speed
- Fully Insulated
- Structure Steel painted with two coats of marine epoxy paint
- Office Area: (Partially Constructed) Interior 5,200 SF partially constructed 1st floor Office has 12' cast in place concrete perimeter walls. Current drawings include plans for full kitchen/break room, men & women bathrooms, shower facility and laundry room. Designed for 2nd floor area. Design includes 10' ceilings, two 20'x14' offices with balcony access and private bath, one 20'x14' conference room with balcony access, five 12'x12' offices, reception and lobby area with lobby conference, break room and full kitchen.



Great Lakes Dredge holds a 10 year lease with a rent of \$10,000 per month. The lease includes 300 LF of dock side berthing slip, furnished office trailer and 2 acres of yard area.

Great Lakes Dredge & Dock Corporation is the largest provider of dredging services in the United States and the only U.S. dredging company with significant international operations. The Company is also one of the largest U.S. providers of commercial and industrial demolition services, primarily in the Northeast. The Company owns a 50% interest in a marine sand mining operation in New Jersey supplying sand and aggregate for road and building construction. Great Lakes employs more than 150 degreed engineers, most specializing in civil and mechanical engineering, contributing to its 121-year history of never failing to complete a marine project. Great Lakes has a disciplined training program for engineers which ensures experienced-based performance as they advance through Company operations. Great Lakes owns the largest and most diverse fleet in the U.S. industry, comprised of over 200 specialized vessels.



To create, maintain and restore a wide variety of port and coastal assets; harbors, waterways, rivers, wetlands, beaches, and storm-eroded shores. We use our sizable fleet of specialized dredging equipment to excavate and transport the full range of underwater soils, including silts, sands, clays and rock. Also, Great Lakes dredging and land reclamation is a significant and essential infrastructure activity.



Location- Port of Chickasaw

- 1.25 miles from Mobile River / 4 miles North of Alabama State Docks
- 3 miles to I-65 and I-10
- 11 miles from the new Airbus Facility at Brookley Field, Mobile, Alabama
- 17 miles from Regional Airport
- 46 miles from ThyssenKrupp Steel Facility

Port of Chickasaw

“The Chickasaw complex is two miles up Chickasaw Creek, North of Mobile. It is part of the port area of Mobile, which runs through Mobile and Baldwin counties. The area includes the intracoastal waterway and extends from the Alabama-Mississippi line to the Alabama-Florida line. The area includes all of Mobile Bay and the Theodore Ship Channel, as well as the Barrier Islands along the mouth of Mobile Bay, such as Dauphin Island.

The Port of Chickasaw is an industrial zone that is home to at least 11 privately owned industrial businesses, including barge manufacturing and rehabilitation, towing companies, oil and fuel facilities, chemical manufacturing and a loading terminal for ships. Port businesses are involved in fuel oil biodiesel, asphalt, vacuum gas oil, ethanol, various petroleum products, and timber.

The Port of Chickasaw has the largest area of available land in the Mobile port area and constitutes a major industrial development area for Chickasaw's revenue base and economic growth. Traffic entering the port includes semi-tractor trailers, large four-wheel vehicles and many automobiles, with an estimated traffic daily traffic count of over 600 roadway vehicles, combined with seagoing vessels entering the port via waterways.

The road traffic travels over a large two-lane bridge, crossing a railroad track and entering a major waterway with 10 berths that open into the Alabama River systems of the Port of Mobile. According to the Chickasaw Chamber of Commerce, the Port of Chickasaw is capable of supporting up to 600 foot vessels, with the capacity to transfer cargo via rail or truck.”- Adam Bourne, Councilman, Chickasaw, Alabama

