



## MONROEVILLE INDUSTRIAL PARK

MONROEVILLE, MONROE, AL 36460  
31.47410000, -87.33220000

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### Property Advantages:

- Includes 32.4 Acre AdvantageSite
- Contains 30,000 sq ft spec building
- Contains 65,000 sq ft Synovus Building
- Convenient to Port of Mobile

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II. Aerial ▼





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III. Map ▼



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Identity

Building Name: Monroeville Industrial Park

Address: Industrial Park Drive

Publicly or Privately Owned: Publicly Owned

Prior Use: Agriculture

Zoning/Acreage/Topography

Zoning Classifications: Light Industrial

Acreage: 92.50

Acres Available for growth / expansion: Yes

Describe Site's Topography: Flat

Phase 1 Environmental Complete: Yes

Electric

Provider: Alabama Power Company

Natural Gas

Provider: South Alabama Gas

Gas Main Size: 6 in

Telecommunications

Local Exchange Carrier: Frontier Communications

ADSL available from C.O. (Analog or Digital): Yes

Fiber Available: Yes

Sewer

Provider: City of Monroeville

Sewer Main Size: 10 in

Water

Provider: City of Monroeville

Water Main Size: 10 in

Transportation

Describe Highway Access: Near US-21; 1 mile from US-84; 57 miles to I-10; 23 miles to I-65; 100 miles to I-85

Distance in Miles to Nearest Port: Port 11 to 25 miles

Has Rail Access: Yes

Rail Service Carrier: A & G Railroad Co

Distance to Rail Line: 1 mile

Lease/Sales

Sales Price: \$10,000 per acre