



MOBILE BAY

ON THE WATER. ON THE MOVE.

Mobile Bay - The Place for Transportation and Distribution

Mobile, Alabama – An International Economic Hot Spot

The low cost of doing business, a diverse business base, the availability of professional and skilled jobs, an intermodal transportation hub and a quality lifestyle continue to attract talented workers, entrepreneurs and businesses to Mobile.

Mobile's economy is strong because of its industrial diversity – a mix of high-tech manufacturing, shipbuilding and repair, healthcare, chemicals, information technology, lumber products, aerospace, steel, gas, oil, seafood and tourism – as well as small businesses that have some of the best resources in the United States at their fingertips.

International investments from Europe, Asia and Australia have complemented the area's growing economic base. There are 28 foreign-based companies from 17 countries representing a diverse group of industries that employ men and women in the Mobile Bay region.

Mobile – The Port City

As Alabama's seaport, Mobile is consistently ranked among the nation's top facilities based on tonnage and is a leader in forest products and coal. The port has 41 berths and over the last several years, has completed more than \$200 million in expansion projects and upgrades to accommodate increasing international trade.

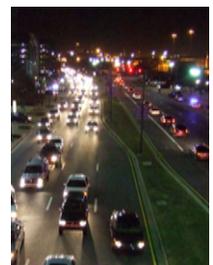
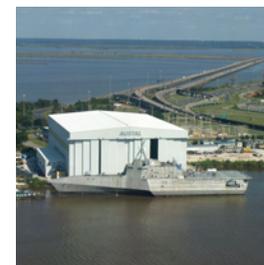
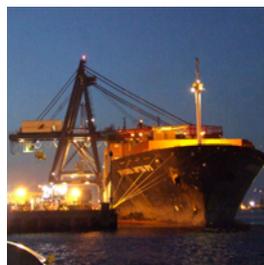
APM Terminals (Mobile Container Terminal), the newly-built state-of-the-art marine terminal offers global access to shippers. A heavy-lift barge crane, able to lift bulk cargo in excess of 400 tons, and a deep water turning basin are enhancing the port's global access.

Getting to Mobile Is Easy

At the base of I-65 and along I-10, north-south and east-west interstates make traveling to the Port City easy. Mobile is 129 miles east of New Orleans, 206 miles south of Birmingham and 307 miles southwest of Atlanta. The Mobile River connects 16,000 navigable miles with the Tennessee-Tombigbee Waterway, making it possible to travel all the way to Chicago from Mobile by river.

Major airline carriers offer jet service in and out of Mobile Regional Airport. Plus a former downtown Air Force base – Brookley Aeroplex – has been transformed into a distribution hub and air center.

Five major class I rail lines converge in Mobile. With the rest of the area's tremendous transportation infrastructure, a deepwater port and new container terminal, and you can get anything just about anywhere in the world.



Distribution Site Map

These 10 featured sites, a snapshot of the region's site inventory, showcase Mobile Bay's logistical assets. Located on major interstates or four-lane highways, close to rail and deep water, these assets provide easy access to customers throughout the Southeast and beyond.



Distribution Sites

Site Name: Salco 43 Industrial (170 acres)
Proximity to: Rail – A & G Railroad adjacent to site
Container Port Access – 24 miles
1 Brookley Aeroplex – 26 miles
Mobile Regional Airport – 30 miles
Interstate 65 – 6 miles
Zoning Restrictions: None

Site Name: North Mobile Industrial Park (169 acres)
Proximity to: Rail – Norfolk Southern on site
Container Port Access – 23 miles
2 Brookley Aeroplex – 25 miles
Mobile Regional Airport – 29 miles
Interstate 65 – 5 miles
Zoning Restrictions: None

Site Name: Virginia Station Phase 1 (160 acres)
Proximity to: Rail – A & G Railroad on site
Container Port Access – 20 miles
3 Brookley Aeroplex – 22 miles
Mobile Regional Airport – 25 miles
Interstate 65 – 2 miles
Zoning Restrictions: None
Advantage Site designation

Site Name: Brookley Aeroplex (52 acres; largest tract 27 acres)
Proximity to: Rail – CSX on site
Container Port Access – 1 mile
4 Brookley Aeroplex – Adjacent
Mobile Regional Airport – 15 miles
Interstate 10 – Adjacent; Interstate 65 – 1 mile
Zoning Restrictions: Some Sites Subject to FAA Regulations

Site Name: Mobile Commerce Park (100 acres; largest tract 40 acres)
Proximity to: Rail – None
Container Port Access – 10 miles
5 Brookley Aeroplex – 8 miles
Mobile Regional Airport – 13 miles
Interstate 10 – 1 mile; Interstate 65 – 3 miles
Zoning Restrictions: Exterior Covenants in Place

Site Name: Port City Commerce Park (130 acres)
Proximity to: Rail – None
6 **Container Port Access** – 12 miles
Brookley Aeroplex – 10 miles
Mobile Regional Airport – 14 miles
Interstate 10 – Adjacent
Zoning Restrictions: Light Industrial
New 343,000 sq. ft. distribution building

Site Name: Southport Industrial Estate (43 acres)
Proximity to: Rail – CSX next to site
7 **Container Port Access** – 13 miles
Brookley Aeroplex – 11 miles
Mobile Regional Airport – 14 miles
Interstate 10 – 3 miles
Zoning Restrictions: None

Site Name: School Board Site (250 acres)
Proximity to: Rail – None
8 **Container Port Access** – 14 miles
Brookley Aeroplex – 12 miles
Mobile Regional Airport – 13 miles
Interstate 10 – Adjacent
Zoning Restrictions: None

Site Name: Atchison Tract (540 acres)
Proximity to: Rail – None
9 **Container Port Access** – 16 miles
Brookley Aeroplex – 14 miles
Mobile Regional Airport – 13 miles
Interstate 10 – 1.5 miles
Zoning Restrictions: None

Site Name: Himont-Montell USA (200 acres)
Proximity to: Rail – CSX adjacent to site
10 **Container Port Access** – 14 miles
Brookley Aeroplex – 14 miles
Mobile Regional Airport – 16 miles
Interstate 10 – 5 miles
Zoning Restrictions: None

High-Profile Economic Development Activity

Interest in the area grows as the Mobile Area Chamber of Commerce's economic development team continues to positively impact the economic success of the region by working viable and diverse projects representing sectors such as aerospace, maritime, oil and gas exploration, and transportation and distribution. The Mobile Bay region has seen a number of positive economic development headlines recently.

- Late in 2010, the U.S. Navy awarded Austal USA a contract worth an estimated \$3.5 billion to build up to 10 Littoral Combat Ships. The project will add 2,100 jobs to Austal's workforce. Earlier in the year, the Navy awarded Austal a \$1.6 billion contract to build four Joint High Speed Vessels, resulting in the hiring of 800 employees.
- The \$5.2 billion ThyssenKrupp (TK) Steel and Stainless complex reached significant milestones in 2010, and is now producing carbon and stainless steel. Named one of the nation's largest private economic development projects, the two plants, both located on one site, will ultimately generate 2,700 permanent jobs. The sites have a current workforce of more than 1,800. The need for suppliers to locate near the TK complex is generating new jobs and capital investment in Washington County, just north of Mobile. Pump Pros sells, services and repairs hydraulic pumps and opened a new facility in Chatom.
- In 2011, the University of South Alabama (USA) will complete a \$400 million expansion project with the opening of the Richard Shelby School of Engineering. Other new projects include a student dining hall, student recreation center and the Moulton Tower and Alumni Plaza.
- The Alabama State Port Authority (ASPA) continues to add infrastructure to make the Port of Mobile more competitive, announcing in late 2010 it would invest an additional \$360 million in infrastructure improvements with a new interchange, intermodal rail yard, cargo yard and warehouse and other cargo terminal improvements. The Port of Mobile is one of the nation's largest, full-service seaports handling in excess of 54 million tons annually.
- SSAB has a \$287 million capital investment underway and plans to add 137 new positions with an average annual wage of \$90,000.
- A \$174 million carbon capture project is nearing completion at Alabama Power's Barry Steam Plant in north Mobile County. Expected to open this year, the facility will reduce air emissions. When complete, it will be the world's largest system of its type.
- Lenzing Fibers, a manufacturer of Lyocell (a cellulose fiber marketed as Tencel and used in clothing, linens and wipes) announced it would increase production by 70 percent at its manufacturing facility in north Mobile County. With a 2012 completion date, the company is adding 63 jobs and investing \$30 million at its site.
- Last year, Aker Solutions announced a \$7.3 million local expansion driven by new contracts in the Mediterranean Sea. The company added 20 new jobs with an average compensation package of \$56,000.
- Reaching its target employment of 150, Airbus Americas Engineering announced in 2010 it would add 90 new positions, and invest another \$1.7 million at its engineering center located at Brookley Aeroplex.
- In 2010, Regent Aerospace, the world's largest aircraft interiors maintenance repair and overhaul (MRO) company, opened a facility in Mobile and hired 90 employees.
- And in early 2011, Krispy Mixes announced it would locate company headquarters and a production facility in Mobile County. The multi-state distributor blends coatings and breadings and sells them to independent and commercial chain restaurants.

