

**AVAILABLE**

**172± Total Acres**



Alabama Export Railroad



Hwy 98 / Moffett Rd



ALABAMA EXPORT RAILROAD

**Brandon Boyd**

228-628-8620

[www.mserr.com](http://www.mserr.com)

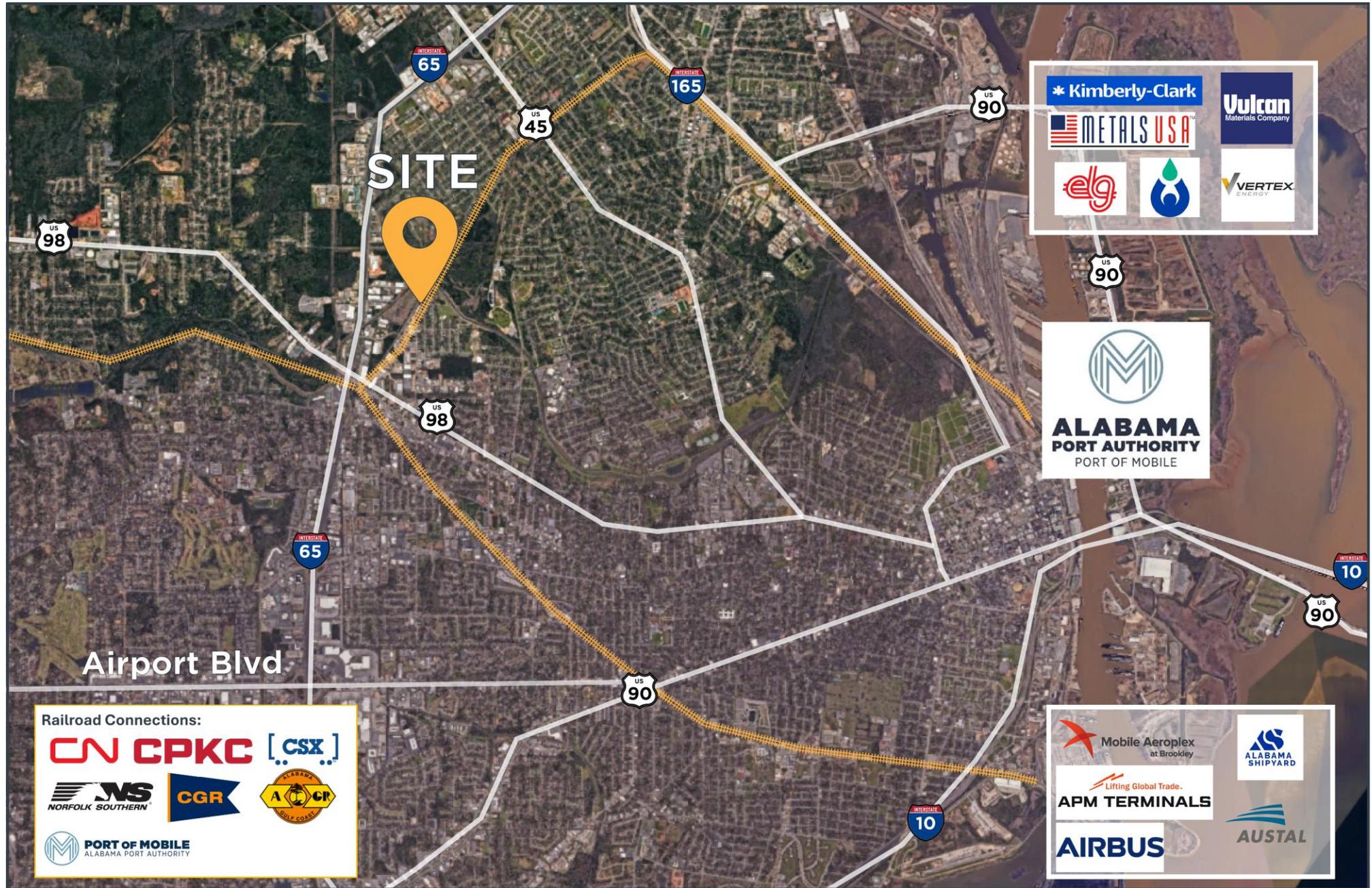
# Property Outline:



## Site Information:

The ALE Business Park offers 172± acres of rail-served industrial property strategically located along the Alabama Export Railroad in Mobile, Alabama. Positioned near US-98 and I-65 with quick access to I-10, the site provides excellent multimodal connectivity including Class I rail interchange and proximity to the Port of Mobile, supporting manufacturing, distribution, and build-to-suit industrial development.

- Zoning: I-1, Light Industrial Rail Facility
- Topography: Flat
- Available for lease
- 159 acres in process of being certified





40.5± Acres

Three Mile Creek





43± Acres



Mobile St.

Mobile St.

87.8± Acres

Three Mile Creek

