

VANCE BUILD-TO-SUIT OPPORTUNITY

VANCE, ALABAMA



PROPERTY FEATURES

- Partially graded
- Excellent topography
- All utilities
- Immediate interstate access
- Mercedes-Benz proximity
- Low tax implications
- Property to be subdivided per needs of tenant(s)

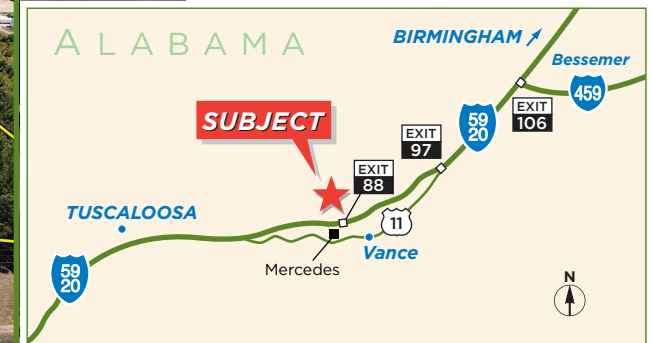
EXCLUSIVE AGENT

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Information deemed reliable, but not guaranteed.

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Graham & Company, LLC

plans to continue to develop out 50 additional acres at Exit #89 in Vance, AL (Tuscaloosa County). The site has excellent topography, all utilities, and immediate interstate access, all being rare attributes for industrial sites near Mercedes-Benz. One large or multiple buildings are proposed with features to be specified by the tenant(s). In 2005, Graham & Company completed the adjacent 518,400 SF build-to-suit for Mercedes and in 2018 delivered the 127,482 SF build-to-suit for a Mercedes supplier.

The remainder of the property is ideal for new or expanding MBUSI suppliers or for other distribution/manufacturing purposes.

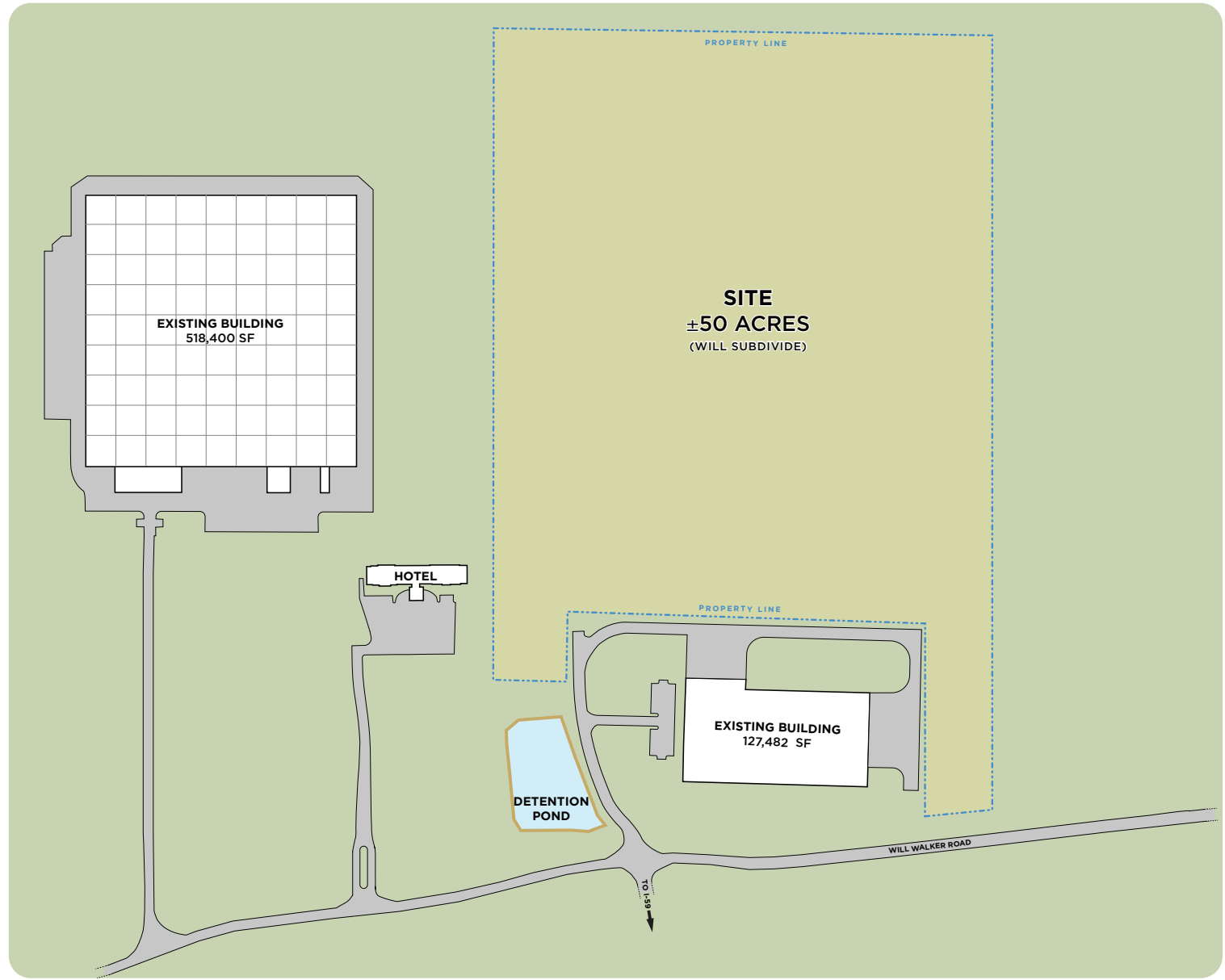
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