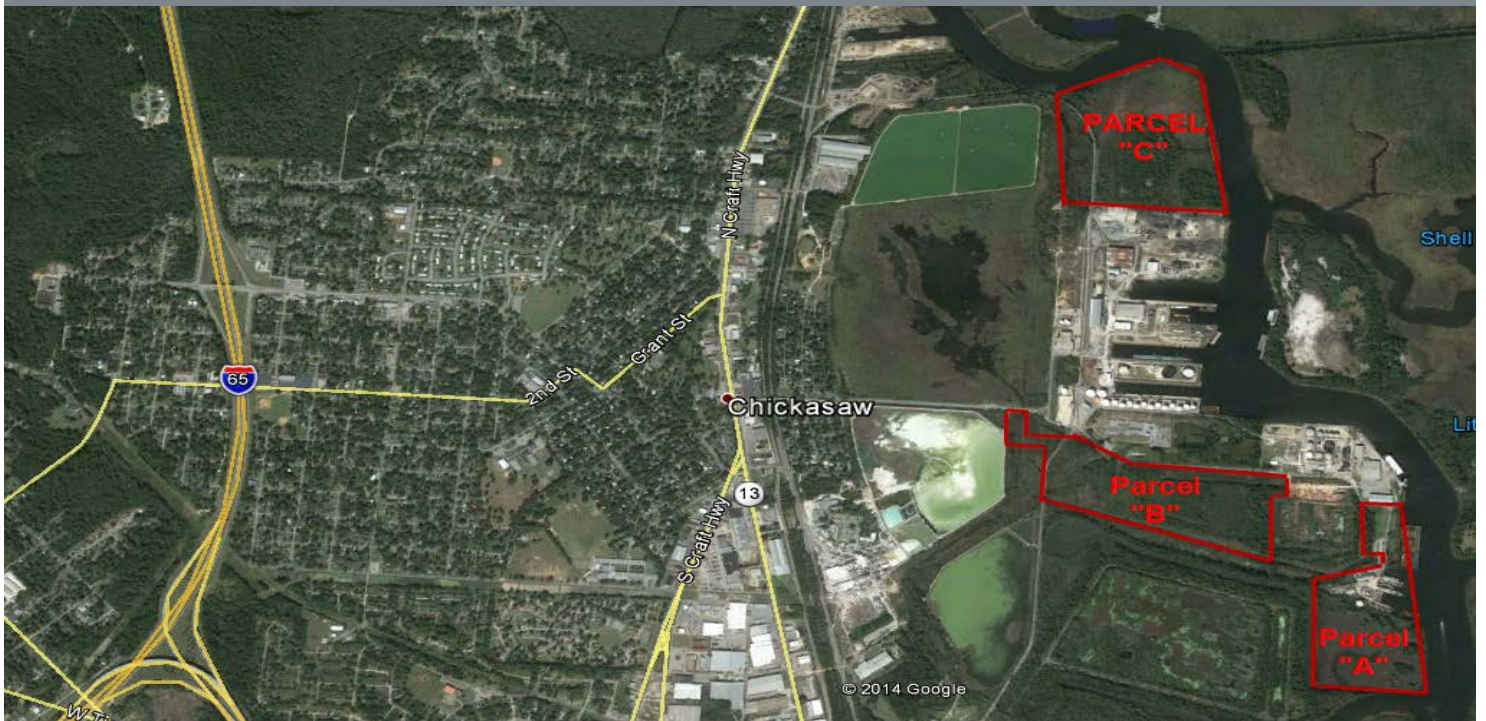


EST. 1956



HEGEMAN REALTY

FOR SALE- INDUSTRIAL WATERFRONT FACILITY



Location:	Port of Chickasaw, AL
Address:	50 Viaduct Road
Parcel "A"	66+/- Acres
Site Improvements:	(2) Concrete Piers 560' Linear Feet of Sheet Bulkhead 1.5 Million Gallon Fuel Tank
Building Summary:	(5) Buildings Totaling 35,000S.F.
Parcel "B"	59+/- Acres - Generally Classified as Wetlands
Parcel "C"	82+/- Acres (21+/- Acres Uplands) (61+/- Acres Wetlands)
Frontage:	3,700' Linear Feet of Frontage on Chickasaw Creek
Channel Depth:	Maintained 25'
Zoned:	I-2 Heavy Industrial
Utilities:	Available
Asking Price:	\$6,200,000



For Additional Information:

Mitchum Jackson, SIOR

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Mobile, Alabama 36602

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