

EST. 1956



# HEGEMAN REALTY

## STANDARD CONCRETE PRODUCTS



Address: 7600 Mitsubishi Road – Theodore, Alabama

Parcel	“A”
Total Improved Acreage:	59+/- Acres
Improvements:	
Office Building:	8,000+/-S.F.
Fab Shop:	16,000+/-S.F.
Employee Break Room:	1,440+/-S.F.
DOT Office Building:	1,600+/-S.F.
QC Lab Building:	3,000+/-S.F.
Electrical Building:	1,250+/-S.F.
Constructed:	2008
Barge Depth:	12Ft
Improvements:	Site Prepared for Heavy Load
Rail Access:	Yes – Provided by CSX
Canal Frontage:	900F.F.
Barge Slip:	Can Accommodate up to 60’ wide barge

Parcel	“B”
Total Acres:	70+/- Acres
Canal Frontage:	1,200F.F.
Zoning:	I-2 Heavy Industrial

Price: Available Upon Request

### For Information Contact:

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