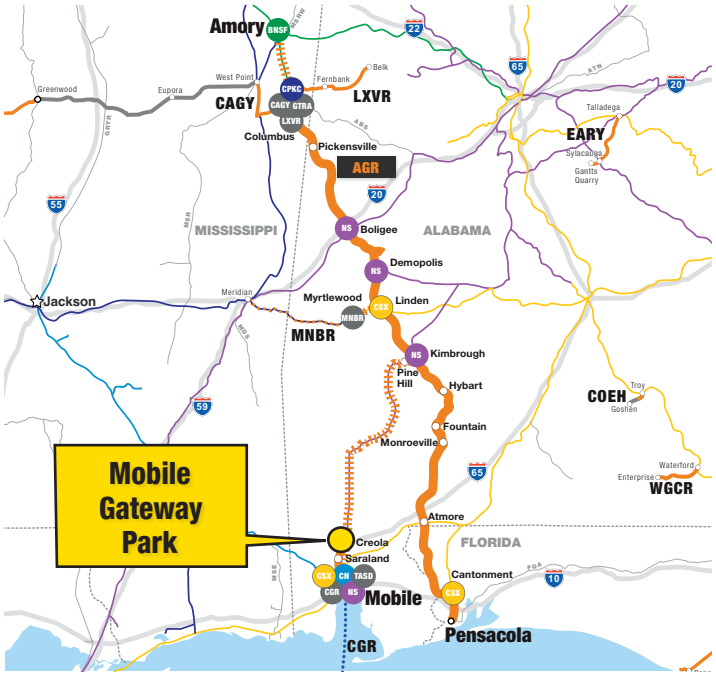
# Mobile Gateway Park

## Creola, Alabama

Mobile Gateway Park is a 189-acre certified industrial site with 154 developable acres strategically located in Creola, Alabama, just north of Mobile. The property offers exceptional multimodal connectivity with direct service from the Alabama & Gulf Coast Railway (AGR), providing access to five Class I railroads, while being only 2.4 miles from Interstate 65, 19 miles from Interstate 10, and approximately 20 minutes from the Port of Mobile. Mobile Gateway Park combines rail, highway, and port access with a development-ready site that is fully zoned for industrial use and supported by existing utility infrastructure.







## Why Choose a **"Ready for Rail"** Site?

1. Pre-approved for rail access
2. Increased speed to market
3. Reduced upfront development costs




Visit **gwrr.com/sites** for more Ready for Rail sites

## Site **Details**

- Rail-served by the Alabama & Gulf Coast Railway (AGR) with direct connectivity to the multiple Class I rail providers.
- Certification through BNSF Railway's Site Certification program.
- Excellent highway access via US-43, I-65, and I-10.
- 20 minutes from the Port of Mobile.
- M-1 Industrial zoning with additional adjacent acreage available for expansion.
- Development-ready site with completed environmental studies, due diligence, and master planning.

## Utilities **Available**

✓ Electric ✓ Water
✓ Sewer ✓ Gas

## **Contact** Information

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