

638+ Total Acres	2.2M 100% Leased	10.4M SF Total Capacity	1M+ Tri-State Labor Shed	6 U.S. Senate Supporters
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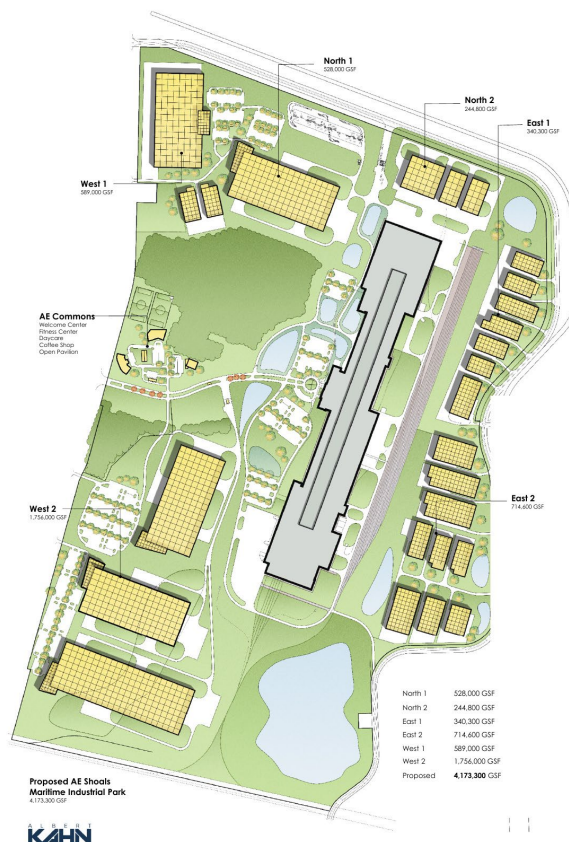
AE Shoals Builds the Facility — Tenant Runs the Mission

Private capital. Purpose-built facility. NNN lease keeps capital off tenant books.

AE Shoals absorbs construction, permitting, and infrastructure risk.

Private Capital / Zero Balance Sheet Risk AE Shoals deploys private capital to build to spec. NNN lease keeps cost fully off tenant books.	1M+ Worker Tri-State Labor Shed 17x metal fabrication rate vs. national avg. AIDT delivers hire ready workers at no cost.	4-Mode Logistics + TVA Industrial Power Tennessee River port, Norfolk Southern rail, US-72 truck, HSV/MSL air. TVA rates among lowest in the U.S.
Unincorporated County – Speed to Construction Colbert County only — no municipal permitting layers. Streamlined approvals cut years off typical timelines.	6 Senators + Rep. Aderholt / House Appropriations \$56M+ secured FY26. Tri-state governor support. TVA, SEDA, and county incentives available.	Hadrian Automation – Anchor Co-Tenant AI-powered defense and aerospace precision manufacturer in the existing 2.2M SF facility.

THE CAMPUS



CAMPUS SPECIFICATIONS

Existing Building	2.2M SF – Hadrian Automation
Total Capacity	10.4M SF full build-out
Site Area	638+ acres (200 improved + 438 dev.)
Clear Height	Up to 160 ft – high-bay capable
Rail	Norfolk Southern on-campus spur
Water	TVA port agreement, Tennessee River
Power	TVA industrial – lowest U.S. rates
Jurisdiction	Unincorporated Colbert Co.
Location	Cherokee, AL – 60 min to NASA MSFC

WORKFORCE & GOVERNMENT ADVANTAGE

- ISO 9001: 2015 certified AIDT – only U.S. state workforce agency with this designation
- Trained 553,000+ workers across 3,150+ companies at NO cost to employer or trainee
- Enabled Austal USA: 800 → 3,500 shipbuilders in 24 months for Navy LCS contracts
- On-campus training proposed: welding, CNC, robotics, NCCER certification
- 11.3% regional production workforce vs. 5.8% national average
- 17x metal fabrication employment rate vs. national average

CONGRESSIONAL & POLITICAL SUPPORT

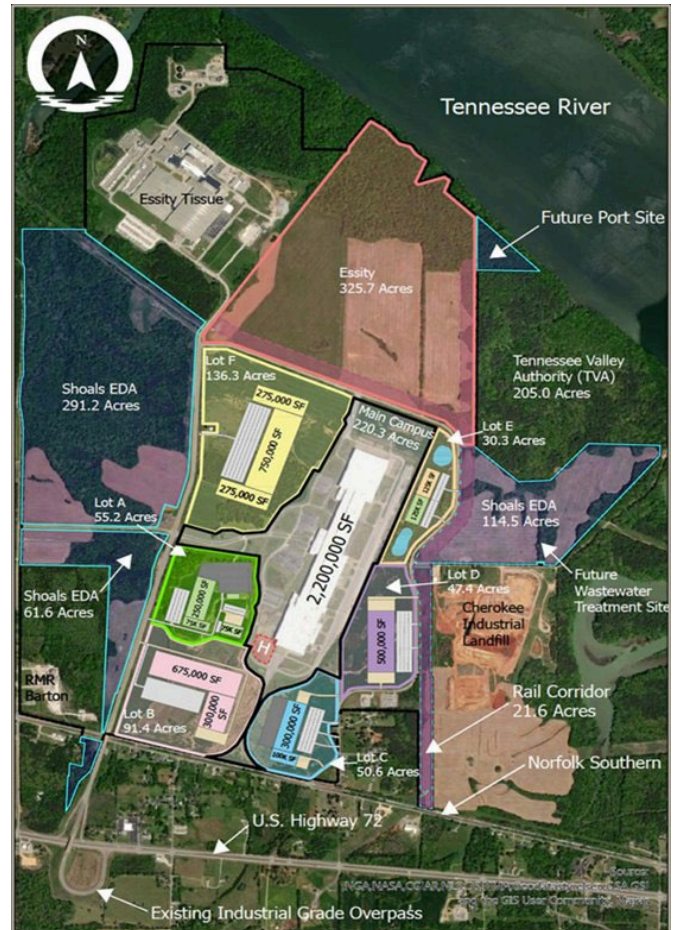
- Rep. Aderholt – House Appropriations Defense Subcommittee, \$56M+ FY26
- 6 U.S. Senators: AL, MS, TN – all with direct constituent interest
- 3 Governors – executive support and economic incentives
- Active DoD / Department of Navy engagement

PHASED DEVELOPMENT

- Phase 1 – Complete: 2.2M SF leased to Hadrian Automation
- Phase 2 – 438 acres: munitions, aerospace, robotics, data centers
- Phase 3 – 450-acre SEDA option adds 5.2M SF → total 10.4M SF

Sizes: 40,100 · 54,500 · 66,500 · 80,000 · 122,400 · 480,000 · 528,000 SF

CAMPUS SITE MAP



Cherokee, AL | Tennessee River | Norfolk Southern Rail | US-72

NEXT STEPS

1 — Campus Tour

Executive site visit to see the port, rail, and manufacturing facilities firsthand.

2 — Feasibility Study

Joint analysis of specific use cases – staging, transshipment, or dedicated manufacturing.

3 — Term Sheet

Develop commercial terms – space, timeline, infrastructure build-out, and incentives.

CONTACT

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