Daphne-Fairhope-Foley, AL — #10 of 10: Warehousing and Storage Sites

Warehousing and Storage Sites: 8

Source: ALEX Intelligence · Published November 18, 2026

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THE DATA

8

Warehousing and Storage Sites (2022)

Daphne-Fairhope-Foley, AL ranks #10 of 12 Alabama metros on warehousing and storage sites, according to the 2022 U.S. Census County Business Patterns.

This count reflects a steady but modest presence of industrial infrastructure in the region, far below urban centers like Birmingham and Huntsville. Yet the figure is not a sign of weakness—it signals strategic positioning. The Gulf Coast's warehousing footprint is intentionally scaled to support tourism-driven supply chains and last-mile delivery networks, not bulk industrial throughput.

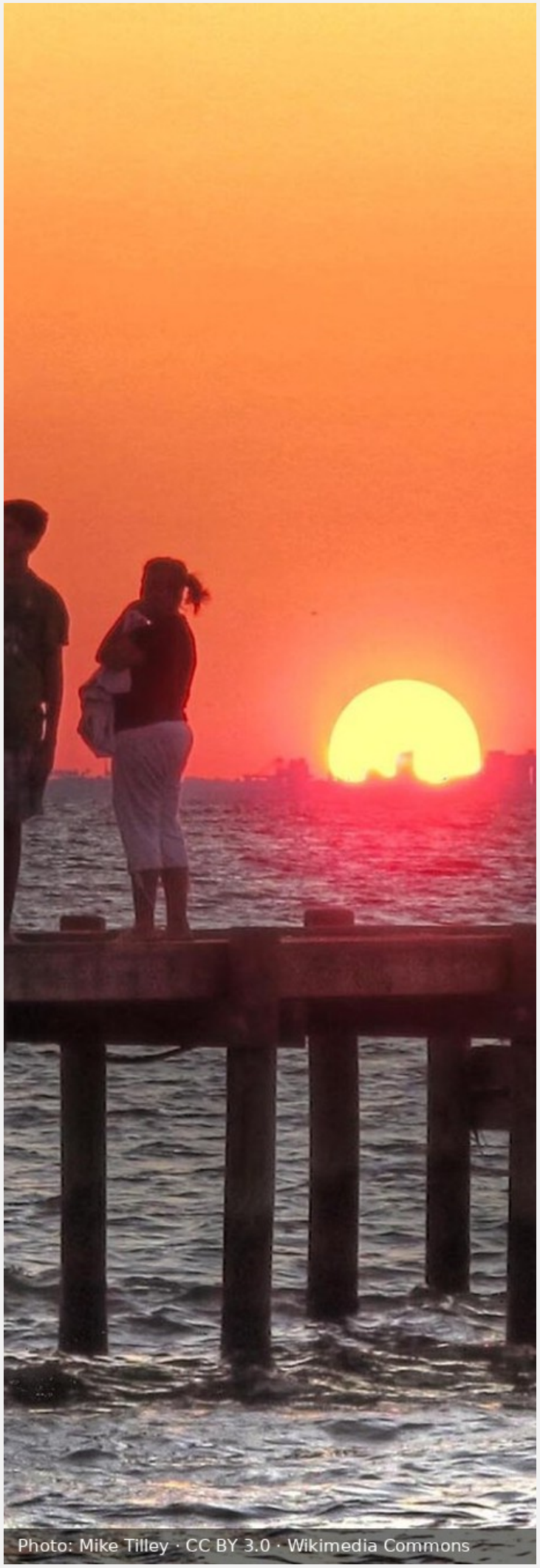


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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 493 (Warehousing and storage) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-baldwin-county-istand-493-msa

01

Warehousing as a quiet infrastructure play

Baldwin County’s lower warehousing density is not a lag—it’s a design choice. With tourism and seasonal housing dominating the economy, the region prioritizes light industrial use over heavy logistics. This allows for tighter zoning controls, reduced congestion, and preservation of coastal character. The 8 sites in Daphne-Fairhope-Foley represent a calculated balance: enough to support hospitality and retail supply chains, but not so many as to trigger industrial sprawl.

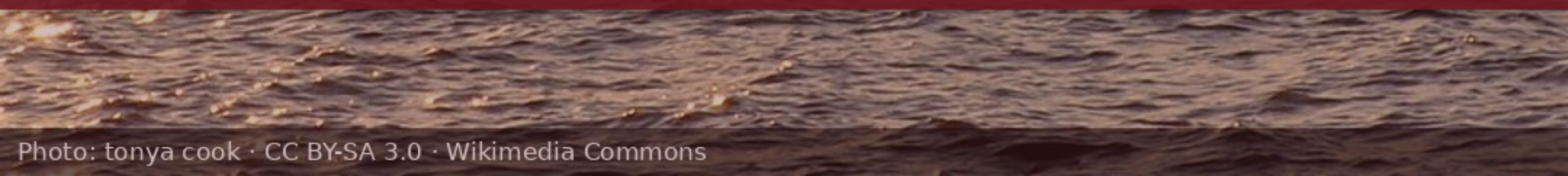


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02

The real growth is in logistics access, not density

The recent announcement of nonstop flights from Gulf Shores International Airport to Chicago, Denver, and Minneapolis suggests a shift in how the region views its economic leverage. With air access expanding, the need for dense warehousing diminishes. Instead, the market is leveraging air connectivity to bypass traditional land-based distribution nodes. This creates a new competitive advantage: fast, reliable, and low-impact delivery for high-value goods, aligning with the region’s premium tourism and residential positioning.

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