Metcalfe & Company, inc.

www.metcalfeco.com
251-432-2600

Adam J. Metcalfe, SIOR
adam@metcalfeco.com
251-610-0069

FOR SALE

Partially Leased Multi-Tenant Industrial Showroom/Warehouse Facility

1854 E. Interstate 65 Service Road N. ▪ Mobile, Alabama 36617

Industrial and Warehouse Investment/User Property Located on Interstate 65 with High Profile Exposure.

Location

1854 E. Interstate 65 Service Road N.
East side of Interstate 65 Service Road between Moffett Road and Highway 45

Unit A

Type: Former truck & trailer repair & tire warehouse
Size: 41,700± sf total
6,000± sf office/showroom area
2,640 ± sf drive-through service bay
Loading: 3 new dock high, 1 van high and grade level doors
Lighting: Skylights and new LED
Fire Protection: Fully sprinkled
Eave Height: 18'±
Signage: Dual-pole signage available
Status: Vacant

Site Size

4± Acres

* Additional Land Available

Unit B

Type: Warehousing/distribution/fabrication
Size: 25,200± sf total
2,000± sf office/showroom area
Loading: 1 dock high, 1 ramp door
Lighting: LED
Fire Protection: Fully sprinkled
Eave Height: 24'±
Status: Leased to GMQ Tops
*Lease information available upon request

Zoning

I-1, Light Industrial
City of Mobile

Taxes & Insurance

$.75 per square foot

Purchase Price REDUCED

$3,980,000

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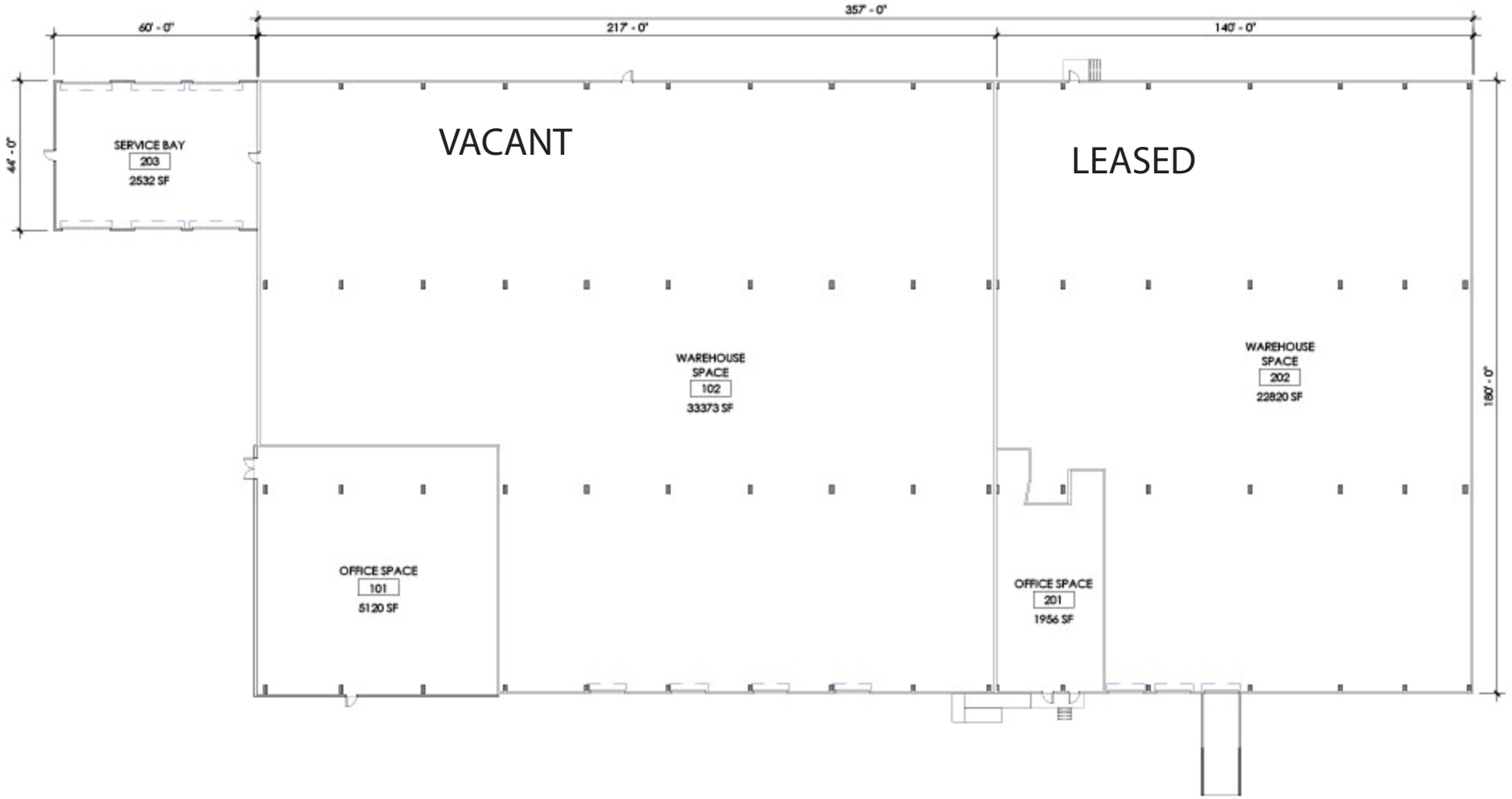
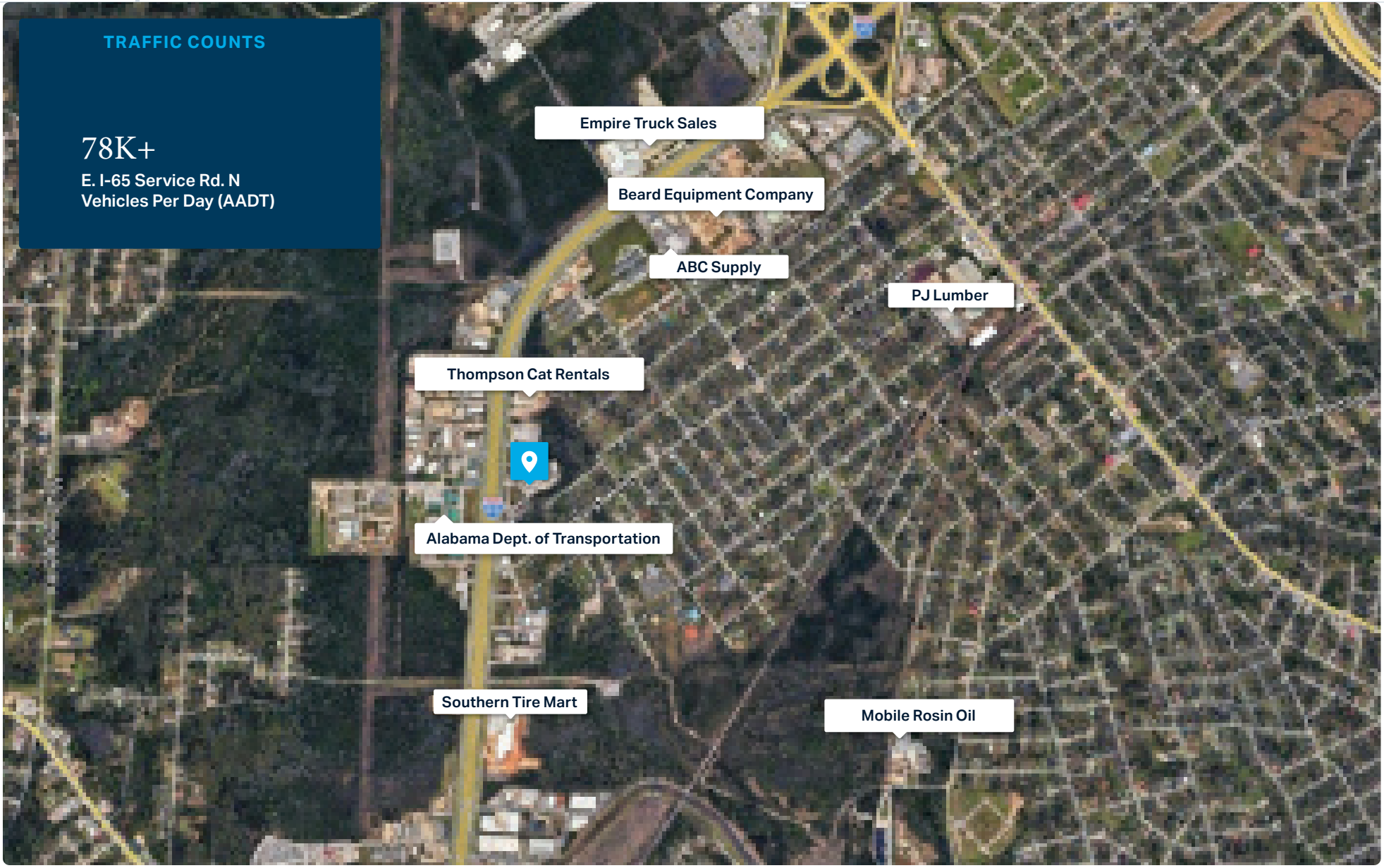
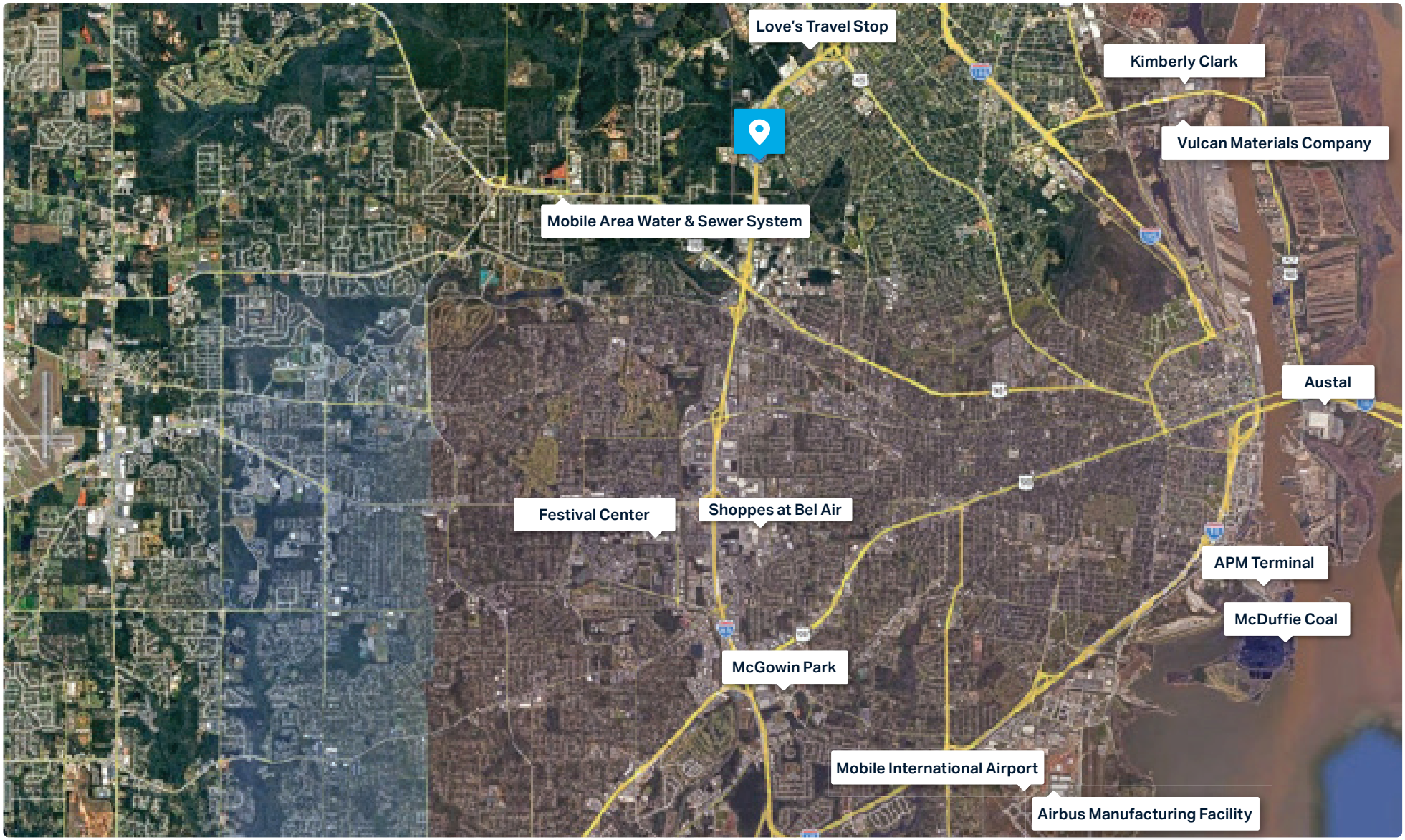
The information provided by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.

Unit A

Unit B


357' - 0"
60' - 0"
217' - 0"
140' - 0"
44' - 0"
180' - 0"
SERVICE BAY
203
2532 SF
VACANT
LEASED
WAREHOUSE
SPACE
102
33373 SF
WAREHOUSE
SPACE
202
22820 SF
OFFICE SPACE
101
5120 SF
OFFICE SPACE
201
1956 SF


TRAFFIC COUNTS
78K+
E. I-65 Service Rd. N
Vehicles Per Day (AADT)
Empire Truck Sales
Beard Equipment Company
ABC Supply
PJ Lumber
Thompson Cat Rentals
Alabama Dept. of Transportation
Southern Tire Mart
Mobile Rosin Oil


Love's Travel Stop
Kimberly Clark
Vulcan Materials Company
Mobile Area Water & Sewer System
Austal
Festival Center
Shoppes at Bel Air
APM Terminal
McDuffie Coal
McGowin Park
Mobile International Airport
Airbus Manufacturing Facility