

# FOR LEASE

## Warehouse Distribution Facility



**Metcalfe & Company, Inc.**  
Commercial & Industrial Real Estate  
Mobile, Alabama



**Location:** 1854B N Beltline Highway  
E I-65 Service Road  
Mobile, AL

**Co-Tenant:** GCR Tire Center

**Building Size:** 25,200± sf total  
2,060± sf office

**Building Type:** Butler steel building

**Year Built:** 1996

**Eave Height:** 24'±

**Loading:** (1) dock high doors with levelers, (1) drive-in door with concrete ramp  
additional dock doors can be added

**Lighting:** Skylights and fluorescent

**Fire Protection:** Fully sprinkled, wet system

**Yard:** 1/2± acre fenced yard area w/ asphalt and stone surface (additional available)

**Zoning:** I-1, Light Industrial

**Availability:** January 1, 2016

**Rental Rate:** \$4.50 psf, Net Net



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