

FOR LEASE Industrial Building

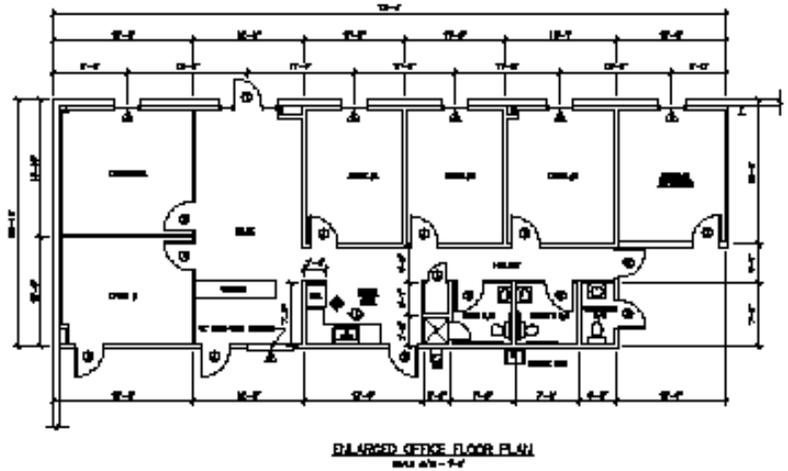
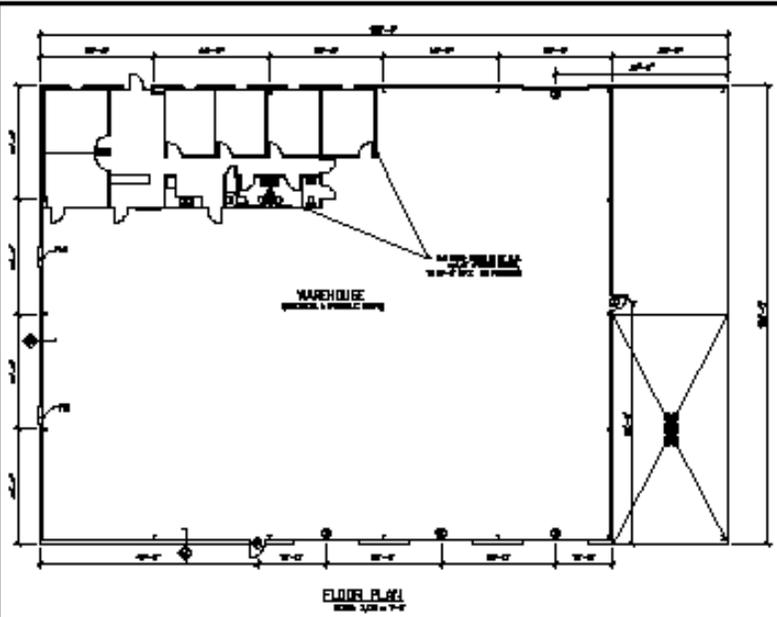


Metcalfe & Company, Inc.
Commercial & Industrial Real Estate
Mobile, Alabama

Location:	3091 Hamilton Boulevard Mobile, AL
Building:	
Year Built:	2005
Type:	Pre-engineered steel, grade level
Size:	15,000± square feet total 1,850± square feet office 10,700± square feet warehouse 2,500± square feet covered wash down and storage area
Eave Height:	20' clear
Column Spacing:	25' x 50'
Power:	400+ Amp, 3 Phase
Loading:	(3) 14' x 14' grade level roll up doors with electric operators
Lighting:	Metal halid & skylights
Ventilation:	2 louvered wall mounted fans
Additional Features:	Piped for compressed air Electrical and air in place for fuel pumps & lubrication systems
Land:	2.1± acres .6± acre storage lay down yard .44± acre concrete area behind building
Lease Type:	Sub-Lease, Modified Gross
Sub-Lease Term:	Through 3-31-2016
Rental Rate:	\$6.50 per square foot



For further information contact:
Adam J. Metcalfe, SIOR
251-432-2600, 251-433-4478 fax
adam@metcalfecom.com



- NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BLUE PRINTS.
 2. ALL NEW CONCRETE SHALL HAVE A MINIMUM OF 50% COMPRESSIVE STRENGTH AT 28 DAYS FOR ALL STRUCTURAL WORK SHALL BE DONE AS.
 3. ALL EXISTING WORK BE BUILT AND BUILT WITH THE EXISTING 3000-PSI CONCRETE DESIGN.
 4. ALL BRICKS FOR WALLS SHALL BE BUILT TO THE 3/4\"/>

CODE DATA - AREA INTERNATIONAL CODE

CONSTRUCTION TYPE I-B

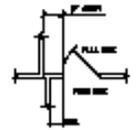
ACCOMMODATION EXISTING

ALLOWABLE AREA EXISTING

AREA: 10,000 SQ. FT.

WINDOW SCHEDULE		
NO.	DESCRIPTION	QUANTITY
1	EXISTING WINDOW FRAME TO EXISTING WINDOW, WITH GLASS 12\"/>	

DOOR SCHEDULE		
NO.	DESCRIPTION	QUANTITY
1	EXISTING DOOR FRAME TO EXISTING DOOR, WITH GLASS 12\"/>	



- DOOR SCHEDULE NOTES:**
1. ALL DOORS SHALL BE 3\"/>

EMERGENCY EGRESS CLEARANCE (ALL DOORS)

NOTE:
ALL DIMENSIONS PLANNED AS PER DRAWING.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BLUE PRINTS.
FOR MORE INFO, SEE THE ARCHITECT'S OFFICE.

FRATE & DALRYMPLE & ASSOCIATES, INC. 1000 BROADWAY NEW YORK, N.Y. 10018	
HAMILTON BLVD. BUILDING #2	
FLOOR PLAN	
DATE: 10/15/78	SHEET: 4 - 11