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**FOR LEASE**

# Office/Warehouse Facility w/Fenced Yard

3400 Hurricane Bay Drive ▪ Theodore, Alabama 36582





This offering is a very nice office/warehouse facility located just off Rangeline Road and Hamilton Boulevard with fenced outside storage.

**Location**

3400 Hurricane Bay Drive

**Building**

Size: 6,850± sf total  
1,350± sf office  
5,500± sf warehouse

Eave Height: 18± feet

Loading: (4) 12' x 14' grade level roll-up doors

Parking: Asphalt with 18 spaces

Lighting: LED

Year Built: 2001

Ventilation: wall mounted vent fans

**Site Size**

1.31± Acres

**Storage Yard**

.7± sf fenced, lay down yard

**Zoning**

B-5, City of Mobile

**Rental Rate**

\$7,500 per month, Net Net

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