



Adam J. Metcalfe, SIOR

Post Office Box 2903, Mobile, AL 36652

(P) 251-432-2600 (C) 251-610-0069

adam@metcalfeco.com www.metcalfeco.com

FOR SALE

Prime Location

Unique Investment Opportunity

Location: 3600 Springhill Business Park
Mobile, AL
East I-65 Service Road North
Of Dauphin Street

Building Details:
Gross Area: 19,150± square feet
Rentable Area: 17,727± square feet
Stories: Two
Year Built: 1997
Power meters: 1 per floor
1 for pylon sign

Land: 1.72± acres

Parking: 67 spaces

Financial:
Occupancy: 100%
Number of
Tenants: 3
Lease Type: Gross, less power
Average Rent: \$24.41 per square foot
Net Operating
Income: \$321,195±
Cap Rate: 7.8±%

Price: \$4,100,000

*Additional information available upon request with CNDA



The information provided for 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.