

FOR LEASE

Warehouse Facility

Location:	3801 Moffett Road Mobile, Alabama
Building:	Dimensions- 100' x 225'
Total Area- Office/Showroom Areas/Parts-	Approximately 22,500 square feet Approximately 3,668 square feet
Construction:	Pre-engineered steel
Eave Height:	13.5±' at eaves
Loading:	(2)- 25' x 14' drive-in doors with ramp (1)- 12' x 14' ground level overhead door (2)- 10' x 10' dock high overhead door Covered loading dock
Land:	Approximately 3.27 acres total Fenced
Zoning:	B-3
Other Features:	Fully sprinkled Insulated walls & ceiling Louvered exhaust fans
Lease Rate:	\$3.50 per square foot, NN



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