

SUB-LEASE

Class A Office/Warehouse



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

Location:	5237 Halls Mill Road, Building W Halls Mill Creek Business Center Just East of Rangeline Road Mobile, Alabama
Building:	
Type:	Clear-span pre-engineered steel
Year Built:	2012
Size:	20,000± square feet total 2,520± square feet office/showroom
Eave Height:	20' at eave 24' center
Overhang:	6' overhang along south and west walls
Loading:	(2) 8' x 10' dock high doors (1) 8' x 10' van height (28") door (1) 16' x 14' ground level door
Power:	3-phase
Lighting:	Skylights and 6-bulb T-8 fixtures in warehouse
Site:	Approximately 1.6 acres Fenced concrete storage and truck apron
Lease Type:	Sub-lease
Term:	Three (3) years
Rent:	\$7.00 psf, Modified Gross



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