



Adam J. Metcalfe, SIOR

Post Office Box 2903, Mobile, AL 36652

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

adam@metcalfecocom www.metcalfecocom

# FOR SALE/LEASE

## Warehouse Facility

**Location:** 5240 Willis Road, Mobile, AL  
15± miles to Mississippi  
4.7± miles to Interstate 65  
5± miles to Wal-Mart Import Distribution Center  
2.5± miles to Amazon Sortation Facility  
7.5± miles to Airbus Facility  
10± miles to Mobile/APM Container Port

**Building:**  
**Size:** 100,000± total (250' x 400')  
3,600± office  
**Type:** Pre-engineered steel w/partial masonry on office façade  
**Year Built:** 2002, 2018  
**Roof:** 24 gauge standing seam  
**Walls:** 24 gauge steel  
**Eave Height:** 28'  
**Clear Height:** 24'  
**Slab:** 6" w/steel fiber and rebar  
**Electrical:** 600 amp, 277/480 volt, 3 Phase, 4 wire  
**Ventilation:** In-wall exhaust fans  
**Lighting:** LED  
**Fire Protection:** Fully sprinkled with fire pump  
**Other features:** 8' metal liner panels in warehouse  
Building is expandable



**Loading:** (15) dock high doors w/levelers  
(1) grade level door  
(1) ramp-in door  
6' canopy over docks  
**Site:** 6.2± acres  
40 passenger parking spaces  
Asphalt parking  
1± acre truck court w/ 7" of concrete  
**Zoning:** I-1, Light Industrial  
City of Mobile  
**Lease Rate:** \$4.30 psf, NN  
**Sale Price:** \$4,000,000

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.



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.