



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

**Overview:** This property consists of two buildings, one of which is leased and the other is available. The vacant building is available for lease or the entire property can be purchased with the leased building producing income.

**Location:** 5520 Business Parkway  
Mobile, AL

**Main Building:**  
Size: 5,000± square feet total  
3,700± square feet office area  
1,300± square feet warehouse area

**Ancillary Building:**  
Size: 2,500± square feet total

**Zoning:** B-5, City of Mobile

**Purchase Price:** 675,000

**Lease Rate:** 7.75 psf, NN

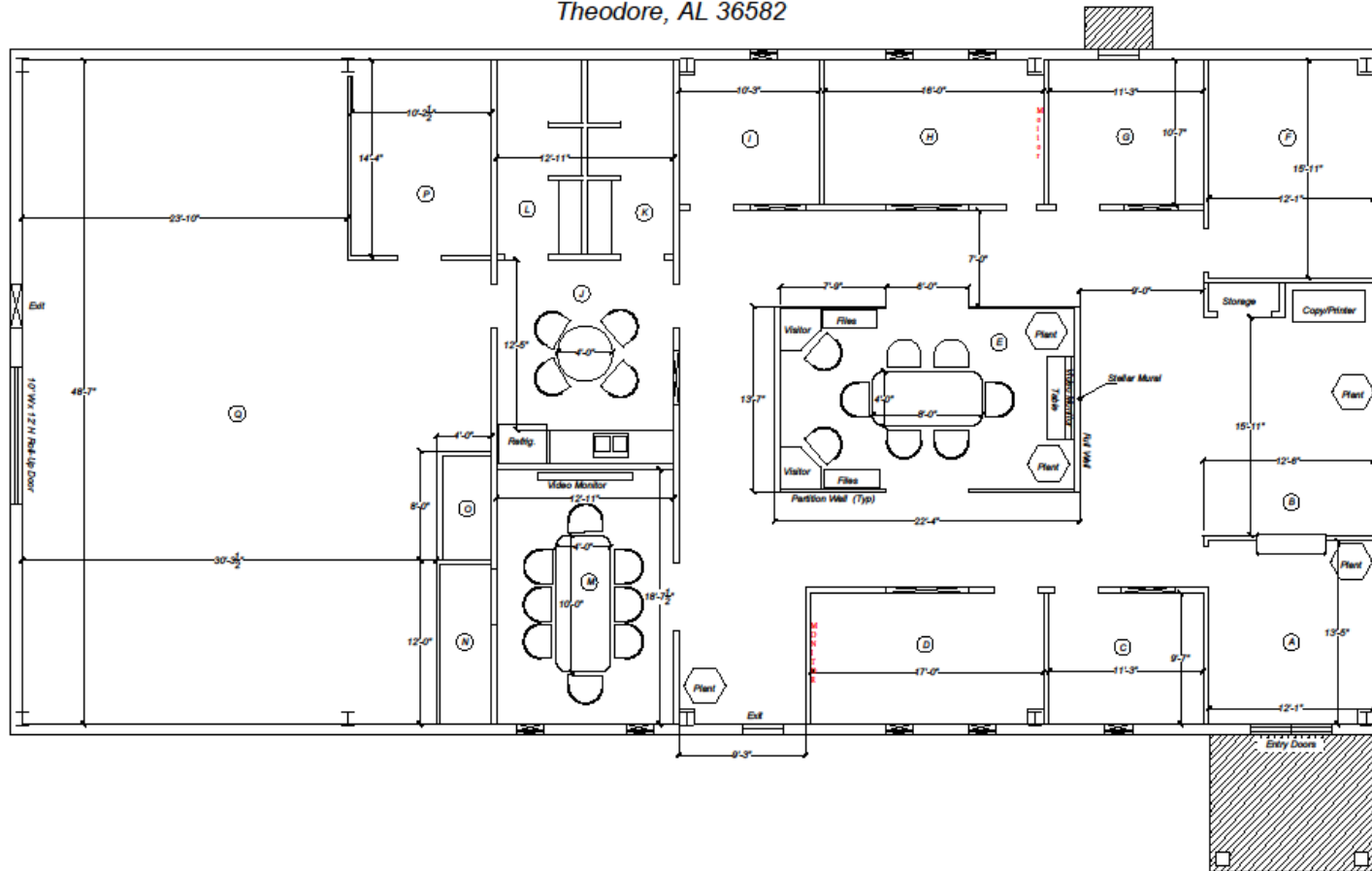
# SALE/LEASE

## User/Investment Property



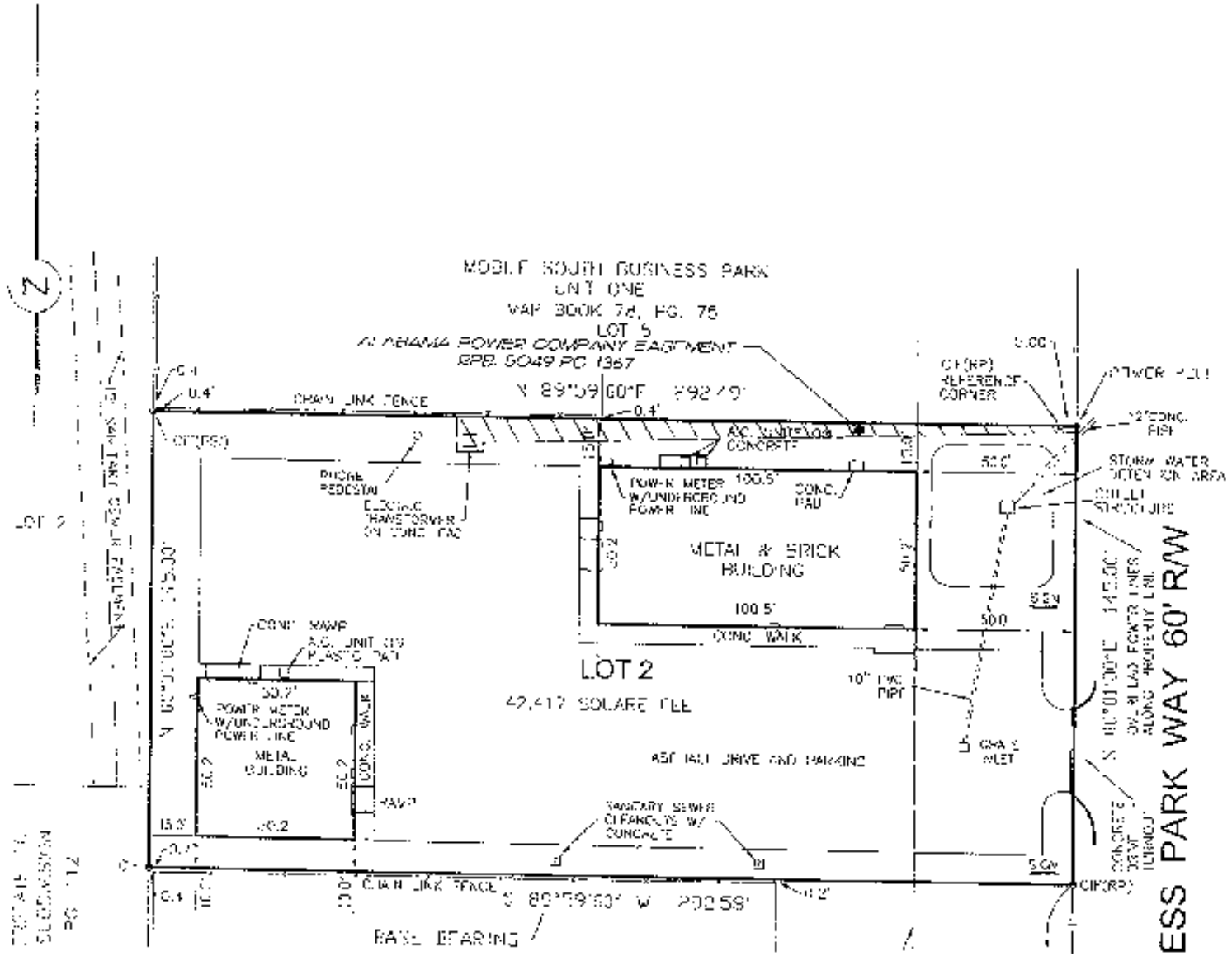
The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.

**Stellar Gulf Coast Office**  
**5520-1 Business Parkway**  
**Theodore, AL 36582**



- A - Entrance & Waiting Area
- B - Admin. Assistant
- C - Project Manager
- D - Andy Pipkin (Sr. Bus. Dev.)
- E - War Room
- F - Michelle Hite (Serv. Mgr.)
- G - Serv. Manager Assistant
- H - Alan May (Div. Mgr., South)
- I - Training & Visitor Office
- J - Kitchen & Break Area
- K - Women's Restroom
- L - Men's Restroom
- M - Conference Room
- N - Conference Storage
- O - I.T. Storage
- P - Ambient Storage
- Q - Ambient Warehouse

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.