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FOR SALE
Office/Warehouse Complex
Unique Investment Opportunity

Location: 6065 Rangeline Road
2.5 ± miles south of Interstate 10
Mobile, AL

Buildings: (2) 50' x 200' metal office/warehouse
2,000± sf office in each building
Pre-engineered steel
Clear span
Built in 1998
(2) 10' x 12' roll up doors
(1) 12' x 12' roll up door
20' eave height
208 v/480v, 3 Phase power
High Bay and fluorescent lighting in
warehouse

Site: 2± acres
Common access
Asphalt and stone surfaced

Tenants: Sunbelt Rentals, Inc.
MMIF, LLC - Industrial & Marine
Fabrication

Current NOI: \$139,476

Cap Rate: 8.5±%

Purchase Price: \$1,650,000



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