

Adam J. Metcalfe, SIOR

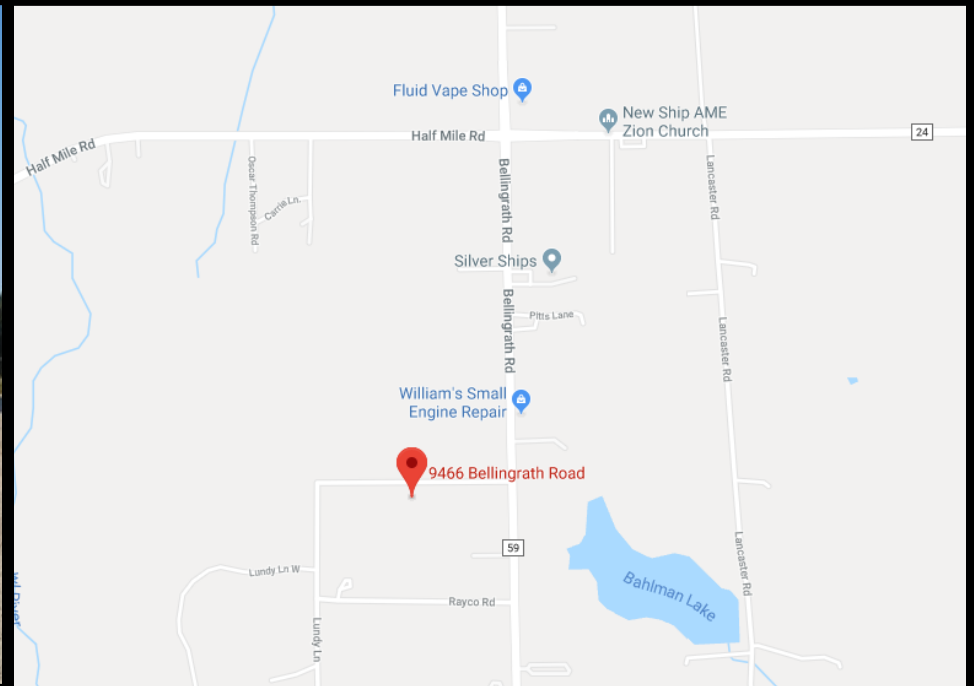
251-432-2600 adam@metcalfec.com

Post Office Box 2903, Mobile, AL 36652

LEASE/SALE

Industrial Office/Warehouse Building

Mobile County, AL



Location: 9466-B Bellingrath Road
Mobile County, AL
1/2 mile south of Lauredine Road

Site: 2± acres
Stone surface
Fenced

Building: 20,000± square feet total
2,700± square feet office
20' Eave height
Sprinkled
Skylights
Ridgevents
(3) 16' x 14' grade level doors
3-Phase Power

Additional Land: 3.3± acres available

Rental Rate: \$4.00 psf, NN

Purchase Price: \$975,000

Additional Land: \$175,000

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.

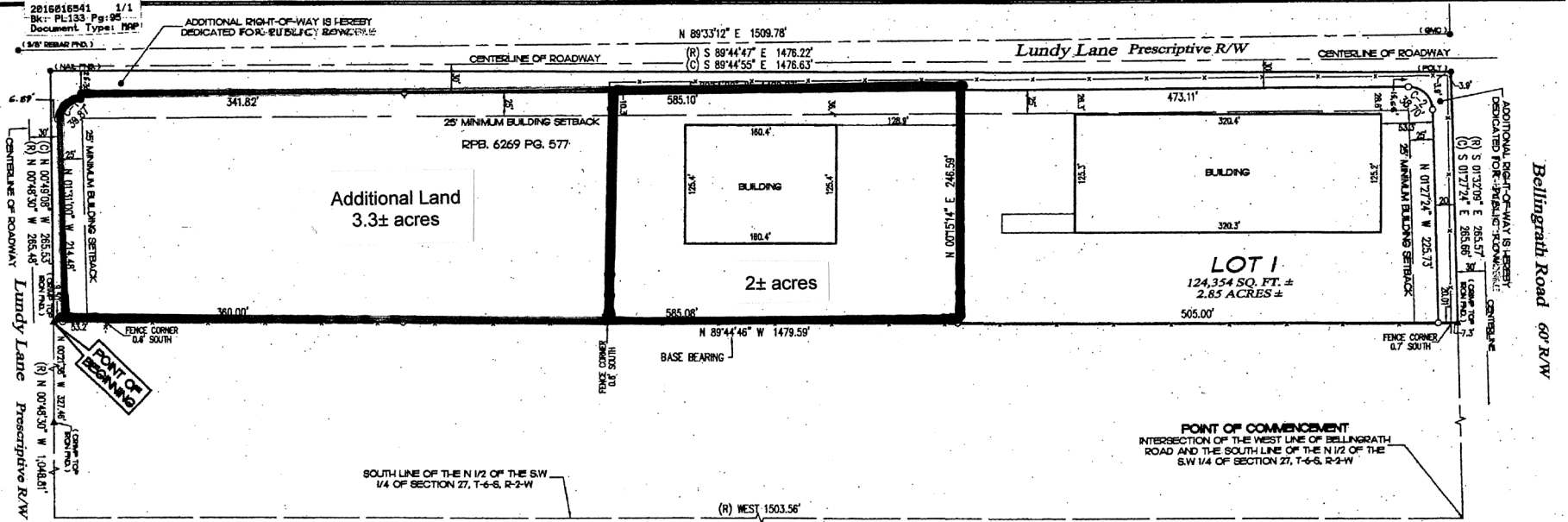


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2016016541 1/1
 Bk: PL133 Pg: 95
 Document Type: PFP

ADDITIONAL RIGHT-OF-WAY IS HEREBY
 DEDICATED FOR PUBLIC BENEFIT



LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BELLINGRATH ROAD AND THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP-6-SOUTH, RANGE-2-WEST, MOBILE COUNTY, ALABAMA, THENCE EAST ALONG SAID SOUTH LINE 1503.56 FEET TO A POINT ON THE EAST LINE OF LUNDY LANE; THENCE NORTH 00° - 48' - 30" WEST ALONG SAID EAST LINE 1048.81 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 00° - 49' - 08" WEST 285.53 FEET TO THE SOUTH LINE OF LUNDY LANE; THENCE SOUTH 89° - 44' - 5" EAST ALONG THE SOUTH LINE OF LUNDY LANE 1476.63 FEET TO A POINT ON THE WEST LINE OF BELLINGRATH ROAD; THENCE SOUTH 01° - 27' - 24" EAST ALONG SAID WEST LINE 285.66 FEET; THENCE NORTH 89° - 44' - 46" WEST 479.58 FEET TO THE POINT OF BEGINNING.

APPROVED: MOBILE CITY PLANNING COMMISSION

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	91°22'20"	38.87	25.00'	25.61'	N 44°10'10" E	36.78'
C-2	88°41'16"	38.70	25.00'	24.43'	S 45°48'02" E	34.93'

* I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP # 015208 K DATED MARCH 17, 2010 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS SHOWN IN FLOOD ZONE X (UNSHADED) ON PANEL 781 AS DETERMINED BY ELEVATION

* ALL RIGHT OF WAYS AND DRAINAGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT; BUT THIS PLAT DOES NOT REFLECT OTHER DOCUMENTS (i.e. UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS

I, GERALD D. BYRD FOR BYRD SURVEYING, INC., HEREBY STATE THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF

Gerald D. Byrd
 GERALD D. BYRD, ALABAMA LICENSE NO. 9425
 DATE 03/14/16

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