

FOR LEASE

50,000± square feet



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

Location: 6955 Cary Hamilton Road
Theodore, AL
2.25± miles to I-10 @ Exit 15
2.2± miles to I-10 @ Exit 13
6.8± miles to I-65
15± miles to Mississippi State Line
9.5± miles to Airbus Final Assembly Line
12± miles to Mobile Container Port

Building:
Size: 105,585± sq ft total
Available Space: 50,000± sq ft
Year Built: 2000
Type: Butler pre-engineered steel
Eave Height: 22'±, clear - 30'± center
Slab Thickness: 8"±
Power: Heavy 277/208v, 3 Phase
Column Spacing: 28' x 75'±
Loading: (12) covered dock high doors w/bumpers and electric levelers
(1) drive-in concrete ramp
(3) new 16'x16' electrically operated grade level roll-up doors
(5) rail sliding doors
Covered staging dock w/6 truck positions

Rail: Active rail spur into site from CSX line

Truck Scale: Active truck scale on-site

Site: 21± acres total
1± acre asphalt & concrete storage area with 24 trailer drops
2.5± acres stone surface lay down yard/ storage yard
Fenced and gated
150,000± sq ft prepared site for building addition

Zoning: I-1, Light Industrial

Lease Rate: \$3.65 psf, Net Net

For further information contact:
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