FOR LEASE

50,000± square feet



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 Sate Line

9.5± miles to Airbus Final Assembly Line

12± miles to Mobile Container Port

Building:

Type:

Size: 105,585± sq ft total

Available Space: 50,000± sq ft

Year Built: 2000

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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