

FOR LEASE

Prime 9,000± sf Retail/Showroom/Warehouse Space

3747 Government Boulevard ▪ Mobile, Alabama 36693





This multi-tenant property is located just west of the intersection of I-65 and Government Boulevard (Hwy. 90).

This unique space offers tenants Highway 90 storefront exposure with retail, showroom, shop and warehouse areas. Conveniently located on Government Boulevard (Hwy. 90) just west of I-65 in the heart of Mobile’s fastest growing commercial, retail and hospitality area.

Location

3747 Government Boulevard
Mobile, AL

Available Space

Suite A-4 9,000± square feet
 625± sf sales counter/office area
 8,500± sf warehouse area
 3 restrooms

Additional Features/Amenities

- Aluminum and glass storefront
- Multi-tenant pylon and facade mounted tenant signs available
- Front and rear parking and truck access
- Well lit exterior
- 17'± clear ceiling height
- Three grade level roll-up doors and one recessed truck loading well
- Conditioned warehouse

Zoning

B-3, General Business
City of Mobile

Lease Rate

\$10.50 psf, NN

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Front



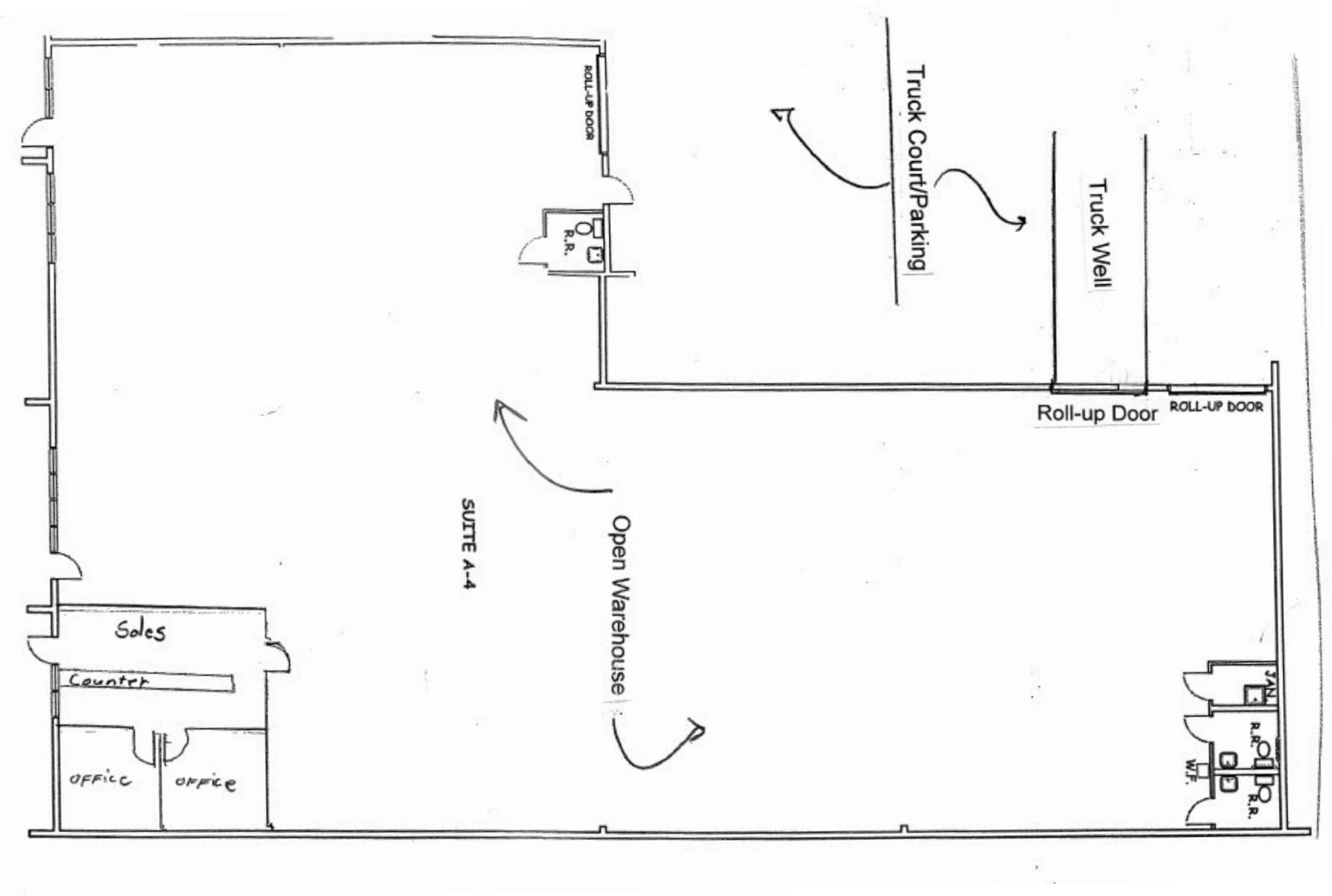
Rear



Interior



Pylon Sign





TRAFFIC COUNTS

26K+ Vehicles Per Day
(AADT 2024)

