



www.metcalfeco.com
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FOR SALE

Prime User/Investment Opportunity

9699 Spanish Fort Boulevard ■ Spanish Fort, Alabama 36527





This is a rare opportunity to purchase a quality office/warehouse building in a great location in Baldwin County.

Location	9699 Spanish Fort Boulevard (Highway 31)
Building	
Type:	Pre-engineered steel w/brick office facade
Year Built:	1990
Size:	8,000± square foot total 2,000± square foot office 6,000± square foot warehouse
Loading:	(2) 12' x 16' grade level roll up doors
Eave Height:	18'±
Lighting:	New LED lighting in the warehouse and office area
Ventilation:	2 wall mounted fans and ridge vents
Additional Features	New asphalt parking lot Lay down yard with stone surface
Land Area	1.4± Acres
Zoning	Baldwin County - B-3 General Business
Upgrades	All lighting replaced with LED's All office areas have been painted All windows are being replaced
Purchase Price	\$1,360,000

*Possible owner financing available

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