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FOR SALE/LEASE

Warehouse Facility

Location: 5240 Willis Road, Mobile, AL
15± miles to Mississippi
4.7± miles to Interstate 65
5± miles to Wal-Mart Import Distribution Center
2.5± miles to Amazon Sortation Facility
7.5± miles to Airbus Facility
10± miles to Mobile/APM Container Port

Building:

Size: 100,000± total (250' x 400')
3,600± office

Type: Pre-engineered steel w/partial masonry on office façade

Year Built: 2002, 2008

Roof: 24 gauge standing seam

Walls: 24 gauge steel

Eave Height: 28'

Clear Height: 24'

Slab: 6" w/steel fiber and rebar

Electrical: 600 amp, 277/480 volt, 3 Phase, 4 wire

Ventilation: In-wall exhaust fans

Lighting: LED

Fire Protection: Fully sprinkled with fire pump

Other features: 8' metal liner panels in warehouse
Building is expandable



Loading: (15) dock high doors w/levelers
(1) grade level door
(1) ramp-in door
6' canopy over docks

Site: 6.2± acres
40 passenger parking spaces
Asphalt parking
1± acre truck court w/ 7" of concrete

Zoning: I-1, Light Industrial
City of Mobile

Lease Rate: \$4.30 psf, NN

Sale Price: \$4,000,000



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