



Port-Access Distribution & Storage Facility –

3957 Dauphin Island Pky, Mobile, AL 36605



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Port-Access Distribution & Storage Facility –

\$2,900,000

Distribution/Storage Facility/laydown yard for trucking company. Located just 4 miles Southeast of I-10 and approximately 5 miles from Brookley Aeroplex, this 25,000 square foot warehouse offers a fantastic opportunity for businesses in need of ample space and proximity to major transportation routes.

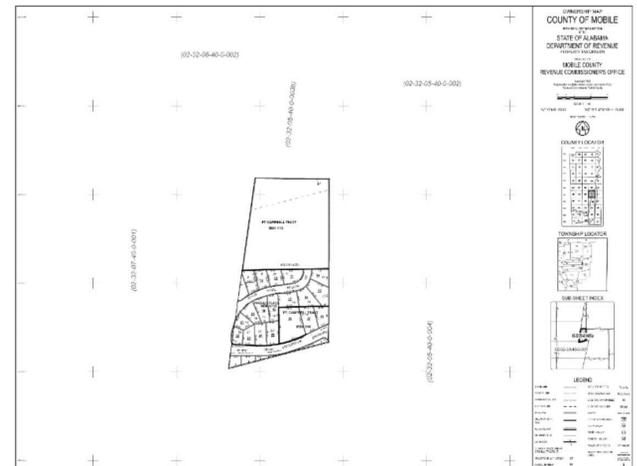
Key Features:

Warehouse Size: 25,000 SF

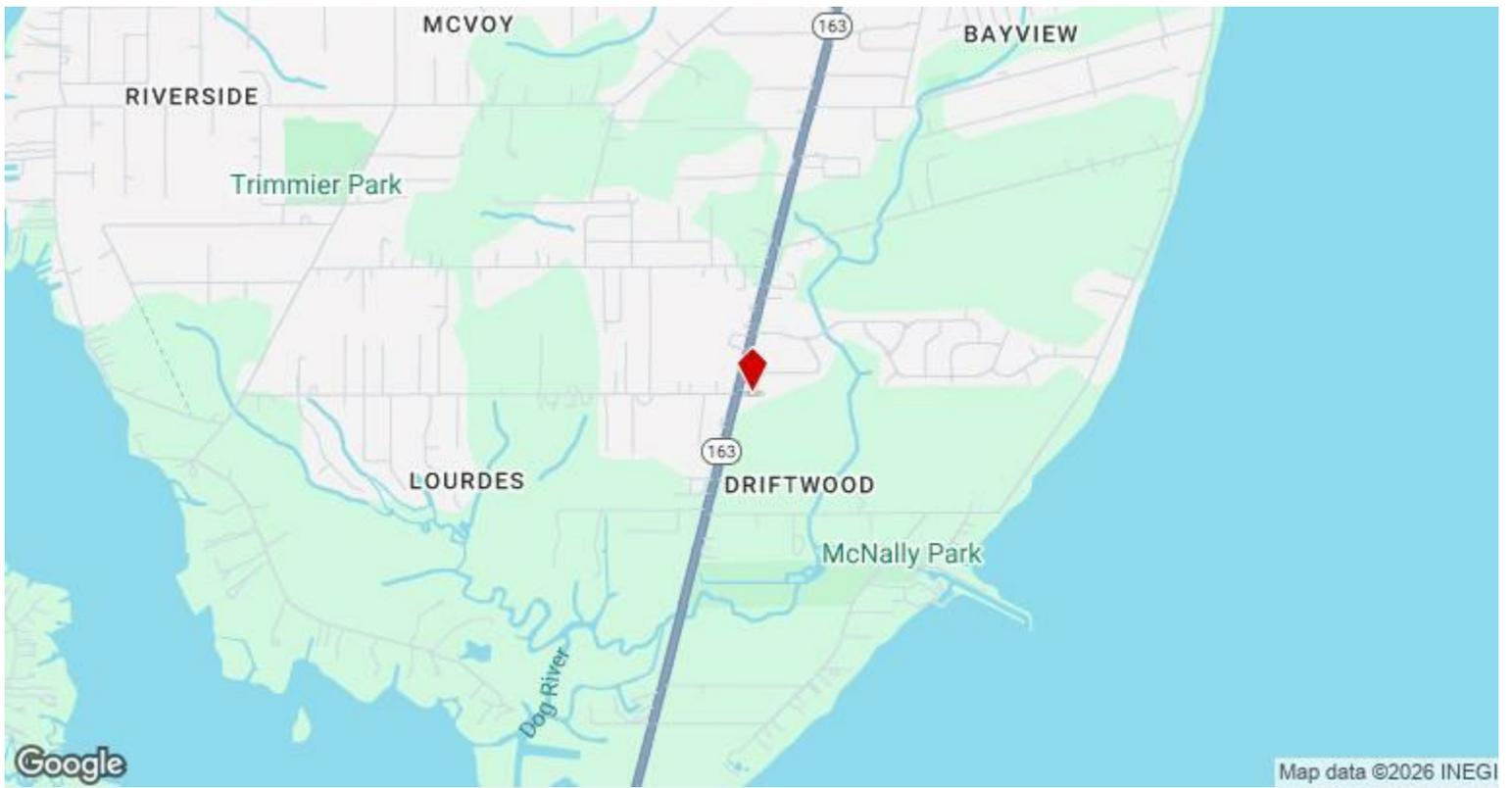
Dock Access: 2 dock-high doors and 1 grade-level roll-up door

Office...

- 25,000 SF warehouse with dock-high & drive-in loading
- Fenced yard with 15+ acres of expansion land available
- Minutes to I-10, I-65, Brookley Aeroplex & the Port of Mobile

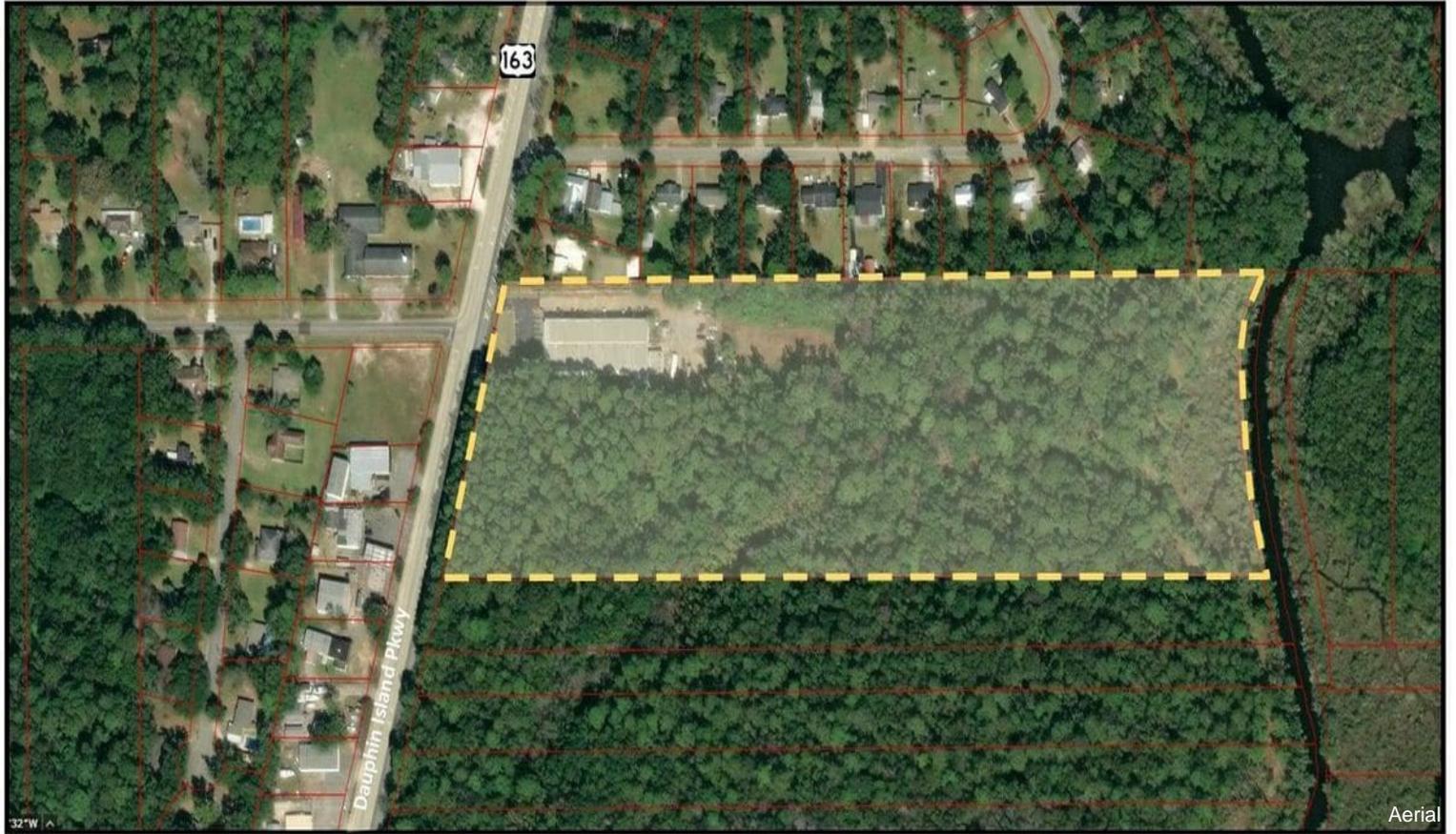


Price:	\$2,900,000
Property Type:	Industrial B-3 ZONING
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	18.00 AC
Gross Building Area:	25,000 SF
Rentable Building Area:	25,000 SF
No. Stories:	1
Year Built:	1979
Tenancy:	Single
Parking Ratio:	1/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	2
No. Drive In / Grade-Level Doors:	1



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Property Photos



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Building Photo



Building Photo

Property Photos



Building Photo