

FOR LEASE

6.9± AC INDUSTRIAL YARD

700 Bill Myles Drive | Saraland



6.9±
ACRES

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CRE
MOBILE
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FOR LEASE

700 Bill Myles Drive | Saraland



SIZE

Coming Soon: 2-5± AC Industrial Yard



ZONING

M-1 : Light Industrial



BEST USE

Ideal Lay Down/ Container Yard

**LAST Lot in Mobile River Industrial Park*



BUILD-TO-SUIT

Coming Soon! Owner will Build-to-Suit & Accomodate Tenant's Requirements



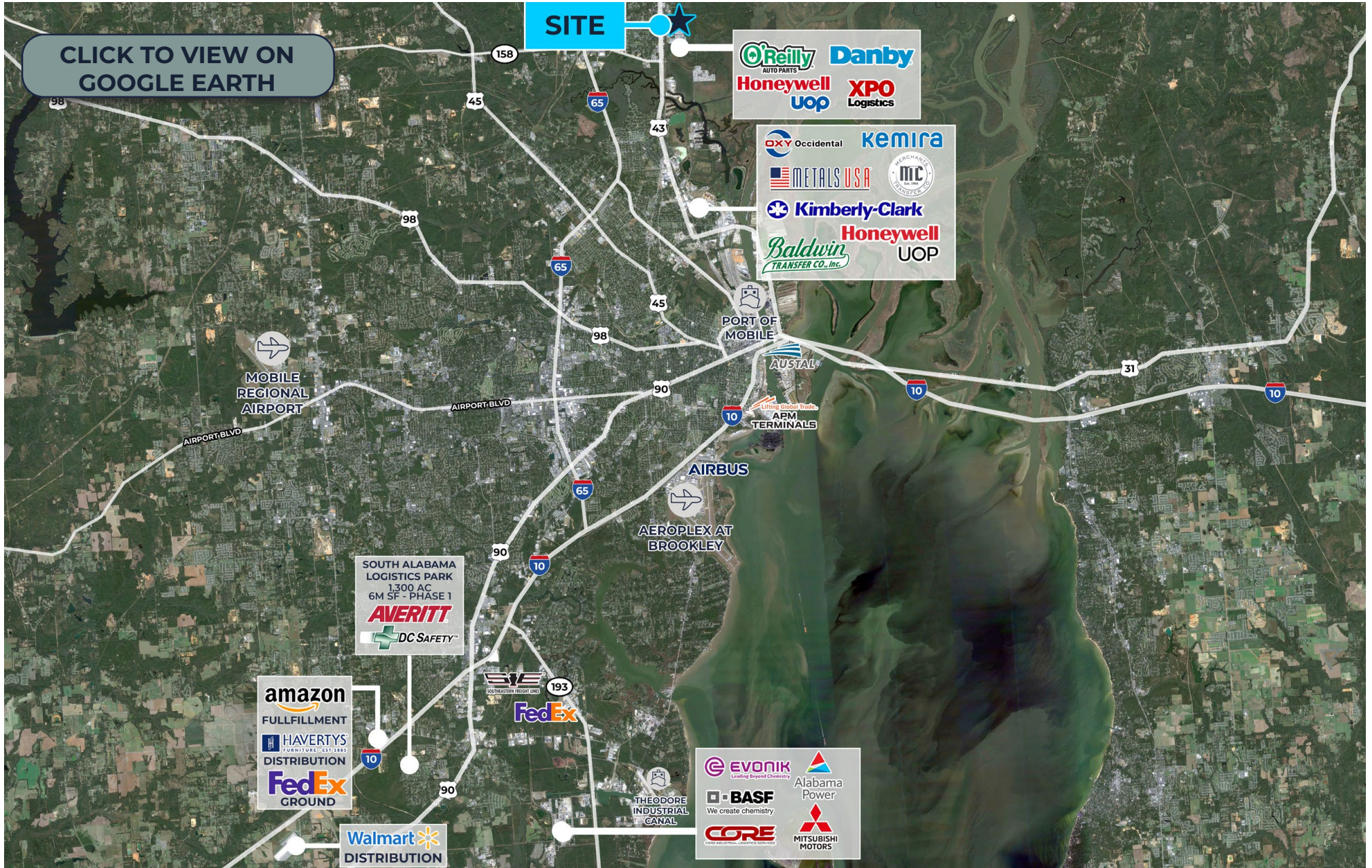
EASY ACCESS

Located Right off US HWY 43 & Only 10 Miles From Port of Mobile



LEASE RATE

\$3,000/AC/Month NNN





SECURE WORK ENVIRONMENT

The site is located in the Mobile River Industrial Park in Saraland, Alabama, along with several other light industrial operations. The eastern border of the park is a state owned wilderness area and a Saraland police precinct is located at the entrance to the park, affording tenants a secure work environment.

AVOID TUNNEL TRAFFIC

Being north of I-10 affords truck drivers the opportunity to avoid the tunnels that frequently congest I-10 in downtown Mobile. Eastbound drivers can cross the Mobile River via the Cochrane Bridge north of downtown and connect with I-10 on the east side of the tunnels. West bound drivers can access I-10 where I-65 terminates, again avoiding traffic caused by the tunnels.

US HWY 43	0.3 miles
I-65 Exit 13	4.1 miles
I-165	6.4 miles
Downtown Mobile	9.7 miles
Port of Mobile	10.9 miles
I-10	12.5 miles
Mobile Aeroplex at Brookley	15.0 miles
Baldwin Co., AL	17.6 miles