



**HERRINGTON**  
REALTY, INC.  
Herringtonrealty.com  
251-510-2277

**Industrial Land For Sale**  
3421 S. Beltline Park Drive, Mobile  
For Sale | \$397,500 | +-2.05 Acres

## Disclaimer

Although Herrington Realty, Inc. has obtained information in this Offering Memorandum and any attachments to this Offering Memorandum regarding the property from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements or age are approximate only. The recipient bears the sole responsibility for the verification of the accuracy of any information in this document or attachments and bears all the risk of such inaccuracies. Herrington Realty, Inc. shall have no liability or responsibility to any party for any loss or damage arising from the reliance by any party on the information in this Offering Memorandum or any attachments.

## Sales Contacts

Colby Herrington  
(251) 459-3208  
Colby@herringtonrealty.net



# PROPERTY OVERVIEW

- Pricing: \$397,500
- Size: +/-2.01 Acres of UPLANDS
- Located Just Off I-65 Belt line
- Just minutes from the I-65/Moffett Road exit or the I-65 – Hwy 45 Exit Ramp
- 130 Feet of frontage
- Suited for Light industrial/distribution
- Zoned Light Industrial [ I-1]
- +/-8 Miles to the Port of Mobile

Herrington Realty is pleased to present an exclusive opportunity to purchase +/-2.05 acres of industrial land with frontage on the Beltline Hwy and surrounded by industrial users. Direct visibility off I-65 and quick access to I-65 from Moffett Road or Hwy 45. The property is mostly flat with +/-2.01 acres of Uplands that is dry and ready for building.

Call for more information a wetlands study report is available upon request that will show the property is high and dry.

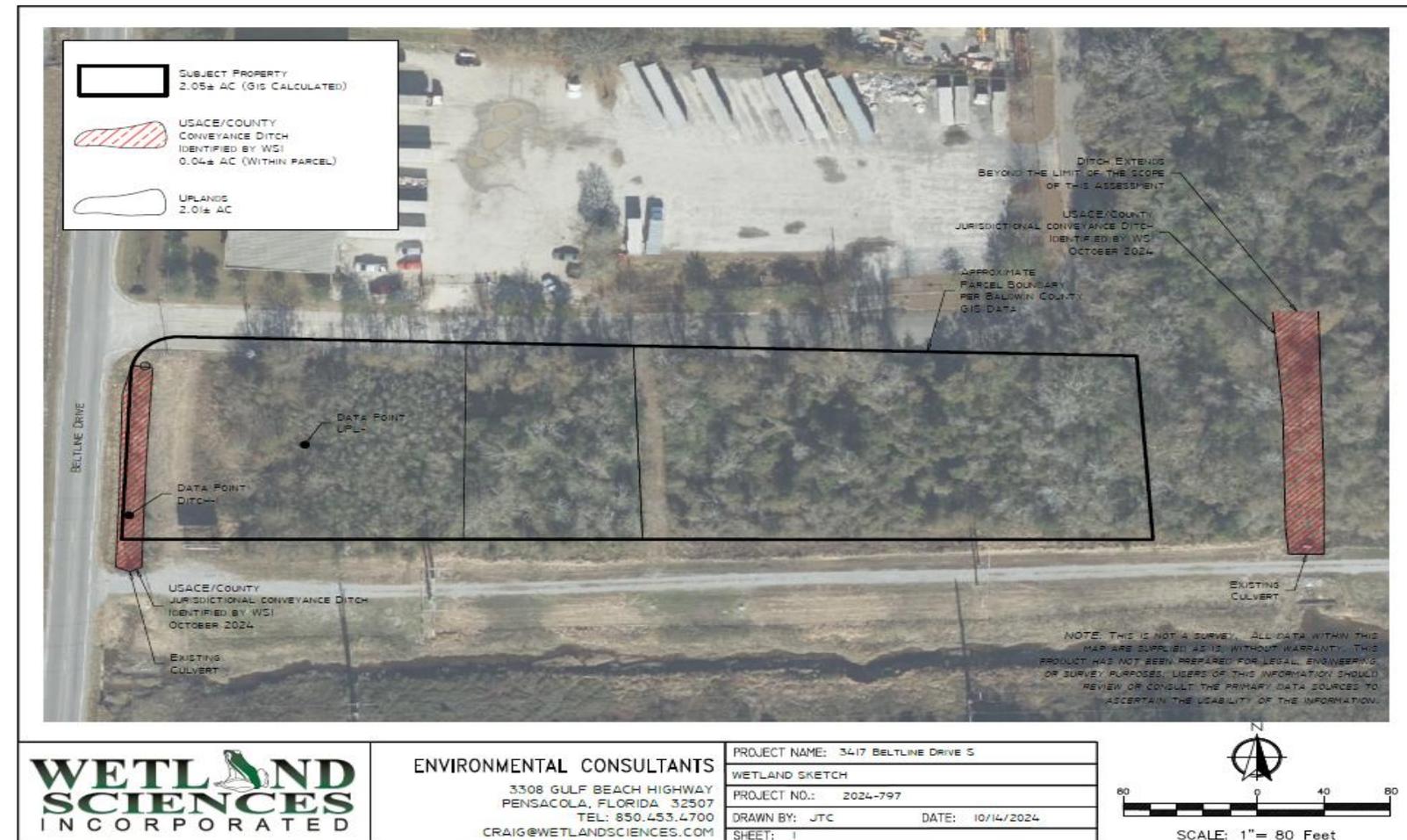


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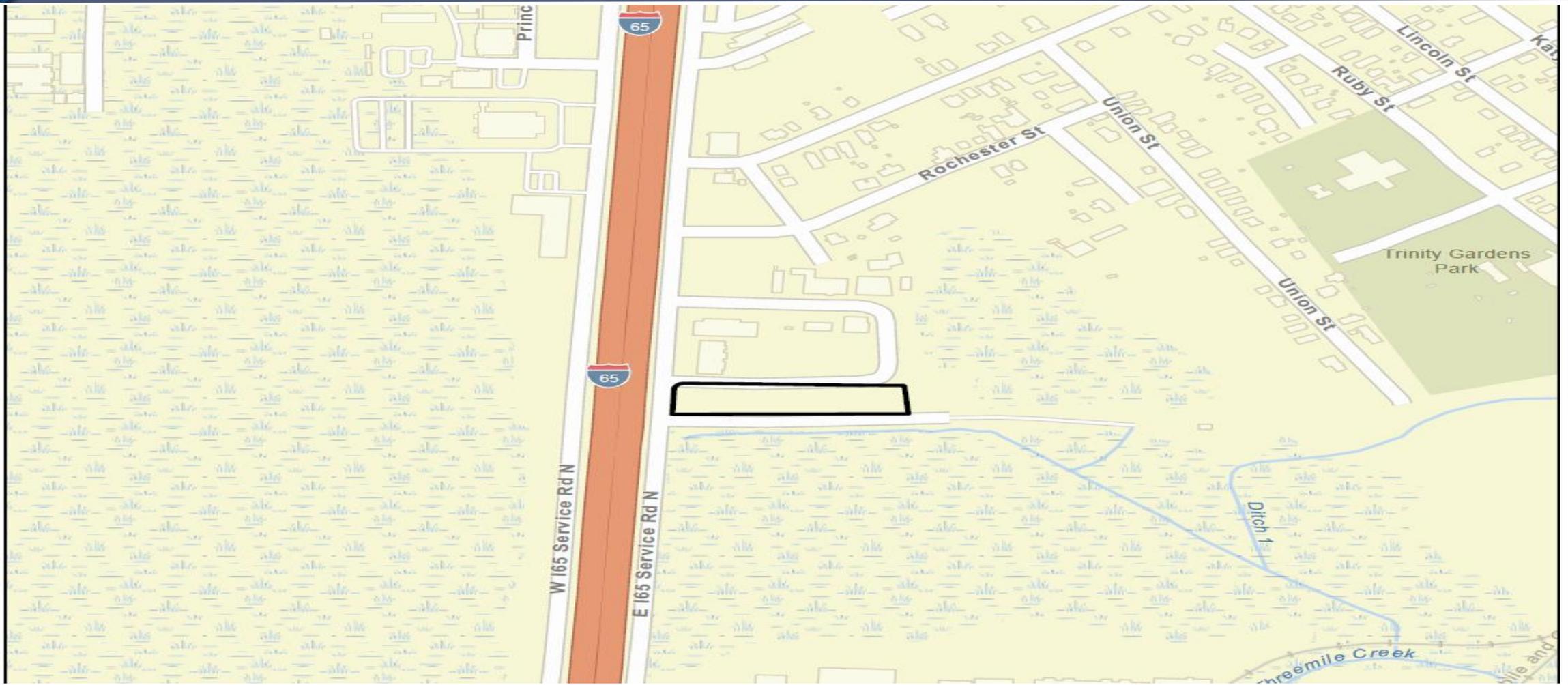
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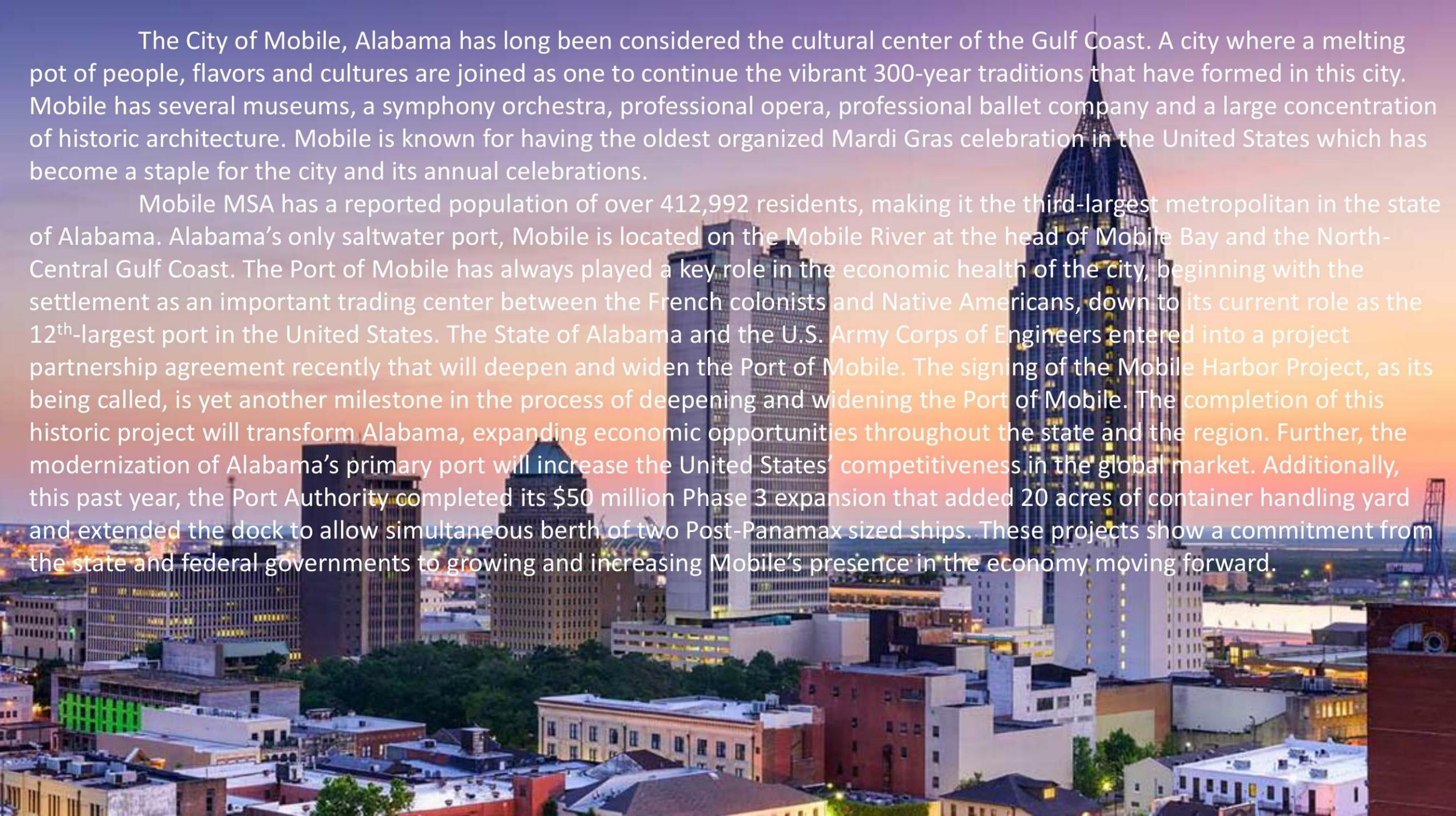


# Property Photos



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An aerial photograph of the Mobile, Alabama skyline at dusk. The Chrysler Building, a prominent Art Deco skyscraper with a distinctive spire, is the central focus, illuminated from within. To its left, another tall, modern skyscraper stands. The foreground shows a dense urban landscape with various buildings, some with lights on, and a few trees. The sky is a mix of purple, blue, and orange, indicating the time is either dawn or dusk. The overall scene captures the city's architectural diversity and its coastal setting.

The City of Mobile, Alabama has long been considered the cultural center of the Gulf Coast. A city where a melting pot of people, flavors and cultures are joined as one to continue the vibrant 300-year traditions that have formed in this city. Mobile has several museums, a symphony orchestra, professional opera, professional ballet company and a large concentration of historic architecture. Mobile is known for having the oldest organized Mardi Gras celebration in the United States which has become a staple for the city and its annual celebrations.

Mobile MSA has a reported population of over 412,992 residents, making it the third-largest metropolitan in the state of Alabama. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay and the North-Central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans, down to its current role as the 12<sup>th</sup>-largest port in the United States. The State of Alabama and the U.S. Army Corps of Engineers entered into a project partnership agreement recently that will deepen and widen the Port of Mobile. The signing of the Mobile Harbor Project, as its being called, is yet another milestone in the process of deepening and widening the Port of Mobile. The completion of this historic project will transform Alabama, expanding economic opportunities throughout the state and the region. Further, the modernization of Alabama's primary port will increase the United States' competitiveness in the global market. Additionally, this past year, the Port Authority completed its \$50 million Phase 3 expansion that added 20 acres of container handling yard and extended the dock to allow simultaneous berth of two Post-Pamax sized ships. These projects show a commitment from the state and federal governments to growing and increasing Mobile's presence in the economy moving forward.