

# 4505 COMMERCE BLVD

**CBRE**

INDUSTRIAL WAREHOUSE OPPORTUNITY  
MOBILE, ALABAMA



**222,580 SF  
FOR SALE OR LEASE**



## PROPERTY OVERVIEW

### Available For Sale or Lease

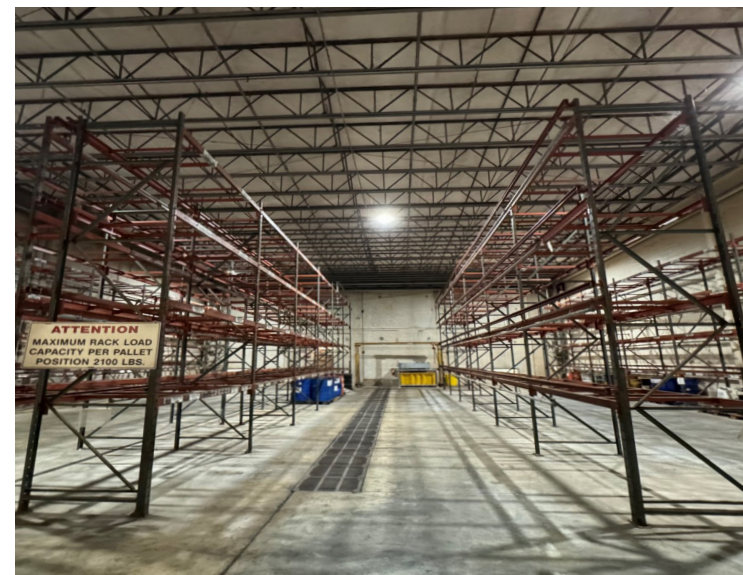
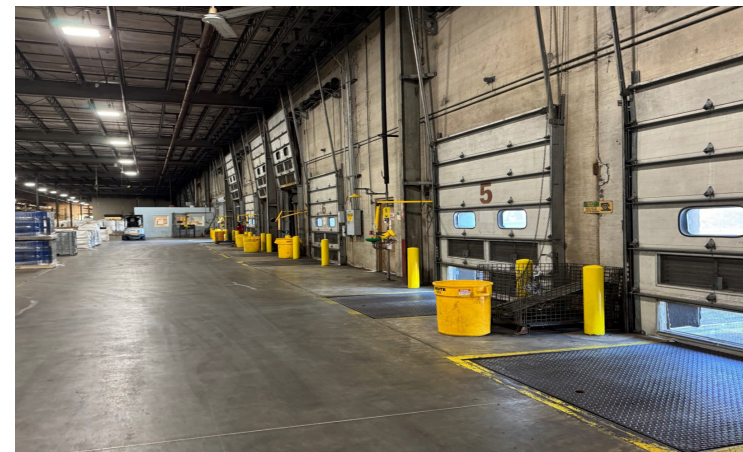
Constructed in 1995, the warehouse facility located at 4505 Commerce Boulevard contains approximately 222,580 square feet positioned on 16 acres. The Property features tilt up construction, front load configuration, ESFR, LED Lighting and approximately 4,470 square feet of office space.

The Property is well positioned within Mobile Commerce Business Park, offering convenient access to major transit corridors such as I-10 (3 miles), Mobile International Airport (10 miles) and the Port of Mobile (12 miles).

**STRATEGICALLY  
LOCATED IN  
MOBILE COMMERCE  
BUSINESS PARK  
WITH CONVENIENT  
ACCESS TO MAJOR  
TRANSIT CORRIDORS  
AND PORT OF ENTRY**

# BUILDING SPECIFICATIONS

ADDRESS	4505 COMMERCE BOULEVARD, MOBILE, AL
RENTABLE SF	222,580
Warehouse	218,110
Office	4,470
ACREAGE	16.04
YEAR BUILT	1995
CONFIGURATION	Front Load
CONSTRUCTION	Concrete Tilt-Up
CLEAR HEIGHT	24' at eaves; 26' at the center
SPRINKLER	ESFR
LIGHTING	LED
DOCK DOORS	Twenty-one (21); All fully equipped
DRIVE-IN DOORS	Two (2)
AUTO PARKING	36
TRAILER PARKING	10
RACKING	Existing racking available



# AERIAL



BAY STEEL CORP

BR WILLIAMS TRUCKING

SOUTHEASTERN FREIGHT LINES

OLD DOMINION FREIGHT LINE

LATHAN

BLUE BELL CREAMERIES

YZER

SYNERGY

Todd Acres Dr

CONDE SYSTEMS

TAYLOR POWER SYSTEMS

Commerce Blvd E

CINTAS

MINGLEDORFFS

IMC LOGISTICS

Commerce Blvd S

4505 COMMERCE BLVD

RAILPORT LOGISTICS MOBILE  
(NEW CLASS A DISTRIBUTION  
PARK TOTALING UP TO 5M SF)

Boiman Rd

Todd Acres Dr

Rangeline Rd

Riverchase Dr N



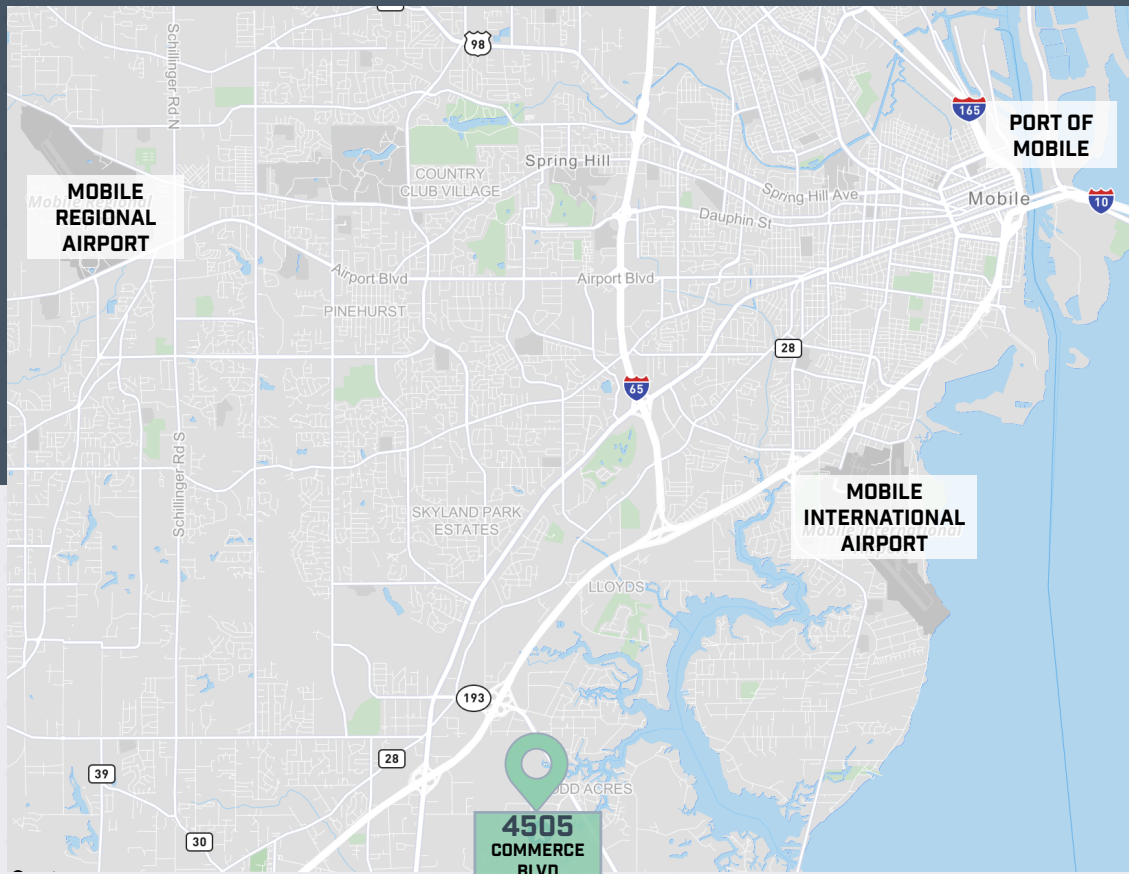
# LOCATION MAP

**11<sup>TH</sup>**  
LARGEST PORT BY VOLUME IN US

**2**  
INTERSTATE SYSTEMS - I-10 & I-65

**5**  
CLASS 1 RAILROADS

**1.5M**  
PEOPLE REACHED IN 60-MINUTE DRIVE



## Port of Mobile

2 port operations – Port of Mobile (50-foot depth) and the Theodore Industrial Canal (40-foot depth)

Three hours from the Gulf of America

One of only two deep draft ports in the United States with direct Gulf access to the 15,000 miles of inland waterway access

Direct connection to the Tennessee-Tombigbee Waterway System

Direct connection to the Gulf Intercoastal Waterway

## Intermodal Capability

including direct ship-to-rail, ship-to-truck and ship-to-barge capabilities to efficiently access the Southeast and Midwest markets.

## Access to 9 Railroads

including 5 class 1 and 4 short lines all converging in one yard at the Port of Mobile

Distance & Drive Time To Major Transit Corridors & Cities		
I-10	2.3 Miles	5 Minutes
I-65	5.4 Miles	8 Minutes
Theodore Industrial Canal	6.9 Miles	14 Minutes
Mobile International Airport	9.5 Miles	13 Minutes
Port of Mobile/Alabama Port Authority	11.7 Miles	17 Minutes
Mobile Regional Airport	13.5 Miles	27 Minutes

## Available Incentives



2nd Lowest Property Taxes in Nation



AIDT State Workforce Training Program



Alabama Renewal Act - Port Credit



Alabama Reinvestment & Abatements Act



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**CBRE**

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