

AVAILABLE

Two Story Warehouse Building
📍 4110 Moffett Road in Mobile, AL



PROPERTY OVERVIEW

Excellent office-warehouse opportunity for sale or lease along Moffett Road, just west of I-65.

**LOCATION**

4110 Moffett Road

**PRICE**

\$585,000

**LEASE RATE**

\$6,025 Per Month Modified Gross

**LOT SIZE**

31,000± SF (120'± x 259'±)

**TOTAL BUILDING**

9,038± SF

**OFFICE SPACE**

7,713± SF

**WAREHOUSE SPACE**

1,325± SF

**ZONING**

B-3, Community Business District

Formerly occupied by Gulf States

Engineering, the building offers multiple offices on two floors, a conference room, kitchen area and an additional 1,325± SF of warehouse space in the rear accessed through a ground level roll up door. The site offers excellent visibility and parking or additional yard area for storage.

Ready for immediate occupancy!

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

FLOOR PLAN

TOTAL BUILDING

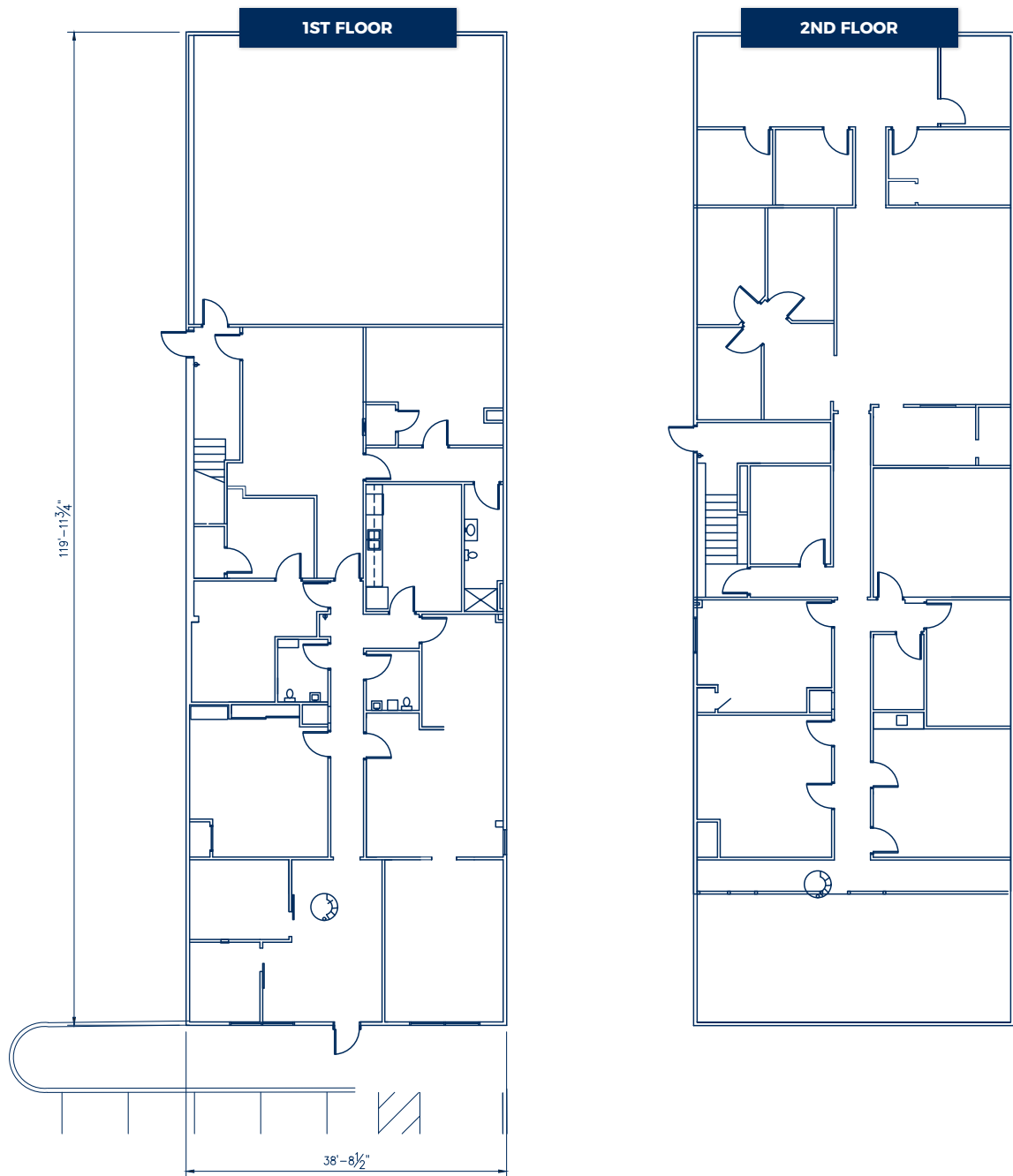
9,038± SF

1ST FLOOR

4,526± SF

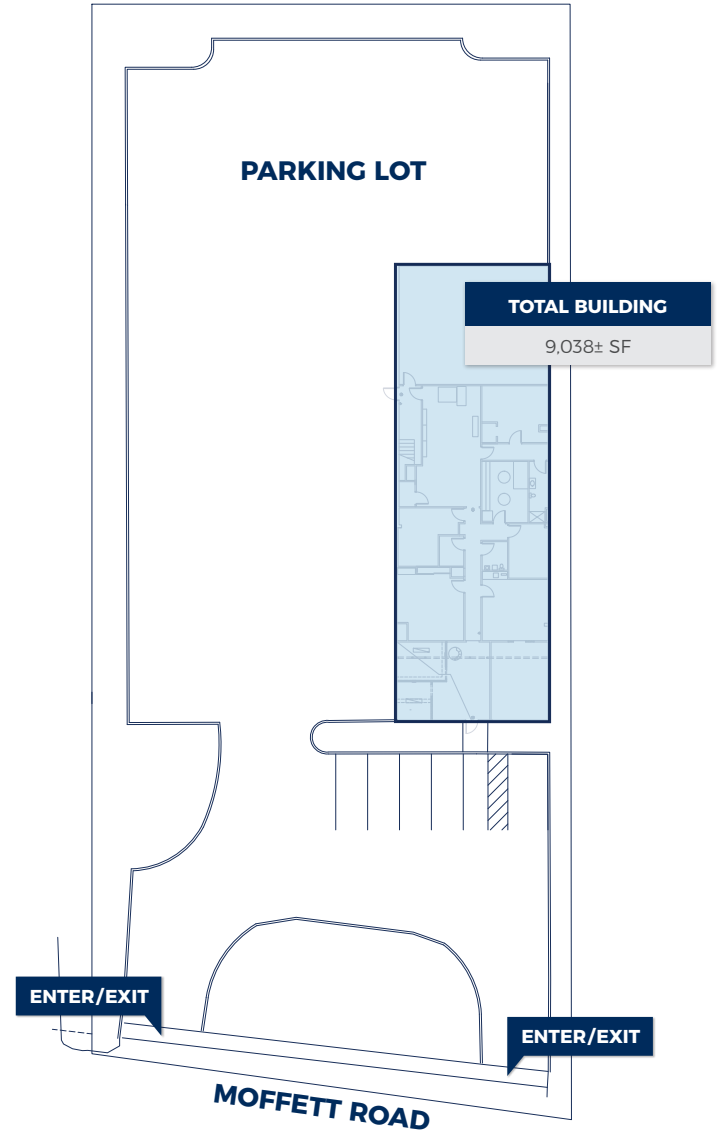
2ND FLOOR

4,512± SF



AERIAL + SITE PLAN

📍 4110 Moffett Rd, Mobile, Alabama 36618



AREA MAP

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