

FOR SALE

117,500± SF INDUSTRIAL SPACE ON 88 AC

4405 Dawes Road | Theodore, AL



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**CRE
MOBILE**
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PROPERTY DESCRIPTION

SIZE

TOTAL: 117,500± SF

BUILDING 1: 17,500± SF

BUILDING 2: 35,000± SF

BUILDING 3 & 4: 30,000± SF Each

BUILDING 5: 5,000± SF Shed

BUILDING 6: 1,300± SF Office Trailer



LAND

88± AC



LAY-DOWN YARD

About 40 AC of improved yard with truck scale



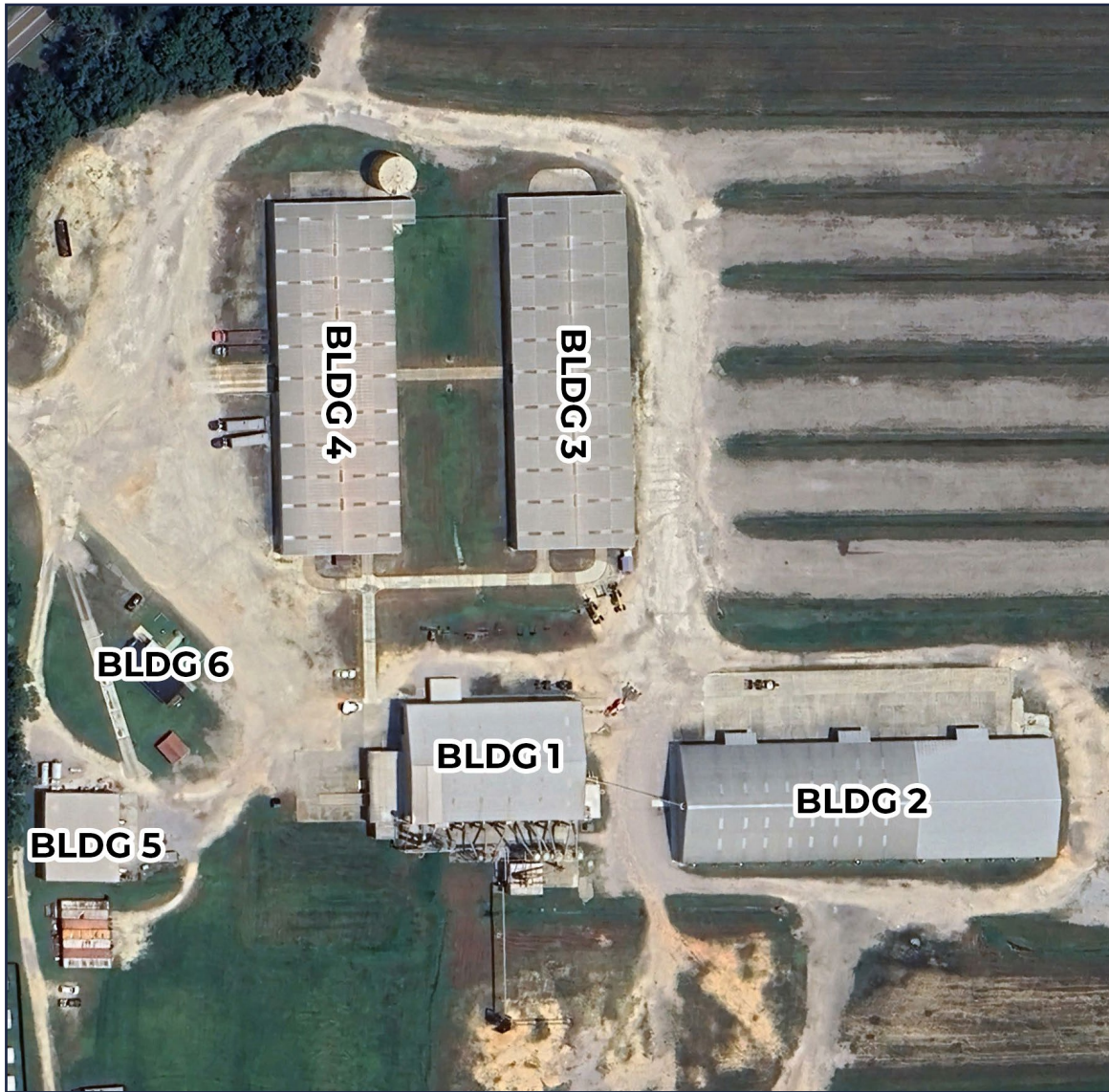
ZONE

No Zoning



PRICE

\$8,900,000



BUILDING 1



BUILDING 1 DESCRIPTION:

- 17,500 SF Total
- 25' ceiling height
- 2 oversized drive-in doors
- 4 dock-high doors
- Ample power

BUILDING 2



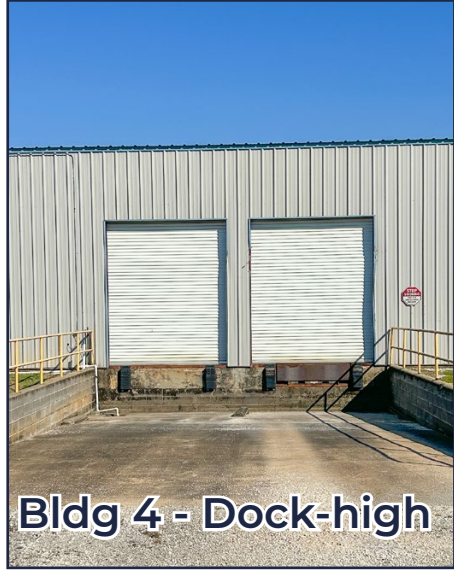
BUILDING 2 DESCRIPTION:

- 35,000 SF Total
- 20-30'+ ceilings

BUILDINGS 3 & 4



Interior



Bldg 4 - Dock-high

BUILDINGS 3 & 4 DESCRIPTION:

- 30,000 SF each
- 18' ceilings
- 4 drive-in doors each
- Building 4: 2 dock-high doors

BUILDING 5



BUILDING 5 DESCRIPTION:

- 5,000 SF work shed
- 16' clear height

BUILDING 6



BUILDING 6 DESCRIPTION:

- 1,300 SF office trailer