

**3221 ANTON STREET**  
MOBILE, AL



**20 ACRE INDUSTRIAL SITE**

**Offering Memorandum**



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MOBILE COUNTY





# EXECUTIVE SUMMARY

01



## THE OFFERING

Merrill P. Thomas Co. is pleased to offer for sale the site of the former HH Jordan Construction Company located at 3221 Anton St. Mobile, AL. This is a +/-20 Acre industrial site that is mostly fenced in with an office building, two shops, and plenty of hard packed lay down yard.

Conveniently located in an industrial pocket less than five minutes from I-65, this site also offers quick and easy access (less than 10 miles) to I-10 and the fast-growing Port of Mobile that is credited for a nearly \$100 billion impact on Alabama's economy. The property is zoned M-1 Industrial and there is plenty of parking and room to expand so it could be used for a variety of future commercial/industrial uses. This site also has a strategic advantage for "last mile" services due to its proximity to the city of Mobile as well as the surrounding areas. For this reason, the national company Frito Lay purchased a portion of the property recently for the relocation of their distribution center.

The three buildings on the property total 13,500 Sf and are in good condition. With the property being offered vacant, there is equipment in place, such as but not limited to three 6,000-gallon fuel tanks, wash wrack, and commercial pressure washer for equipment.



### PROPERTY SUMMARY

<b>Address</b>	3221 Anton Street Mobile, AL 36612	
<b>Building(s) Size</b>	Office Building: 3,750 SF Shop 1: 5,750 SF Shop 2: 4,000 SF	
<b>Year Built</b>	1999, 2006	
<b>Land Area</b>	+/- 20 Acres	
<b>Zoning</b>	M-1, Industrial	
<b>Price</b>	Sales Price: \$2,450,000	Lease Rate:\$3,000/Acre

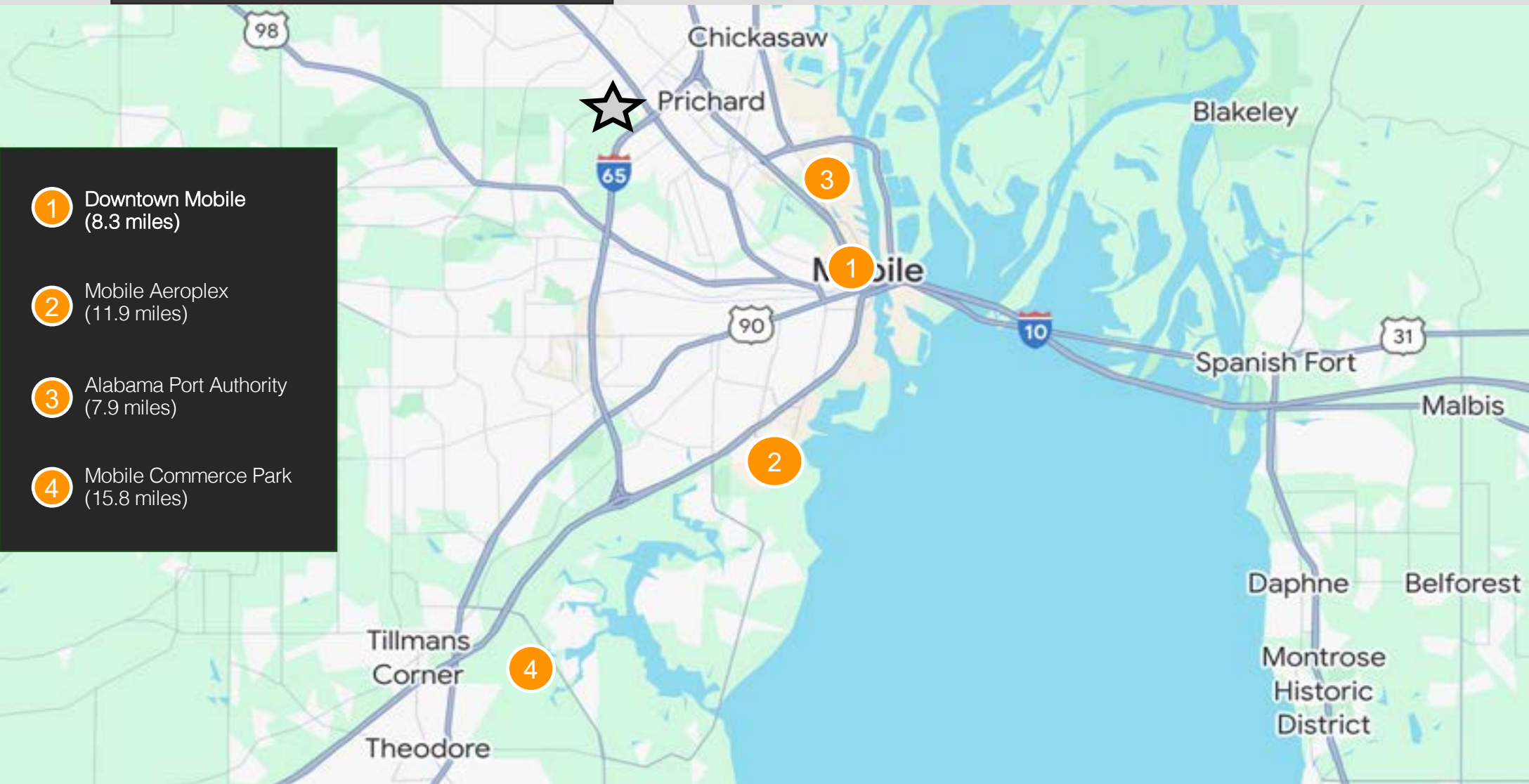
## Property Highlights



- +/- 20 Acres Industrially Zoned
- +/- 18 acres of fenced in yard with +/- 15 acres consisting of cleared lay down yard
- Proximity allows for the servicing of both Mobile County as well as Baldwin County, the fastest growing county in the state
- Ideal for investor or owner user looking to utilize the wealth of laydown yard
- Functional layout with two gated entrances to the property. A main entrance that leads to the office building and an equipment / truck entrance that leads to the laydown yard
- Both shops are well built and reinforced with heavy rebar on thick concrete slab and have three phase power
- Property is nestled in an industrial pocket and sits adjacent to a brand-new development

## Location Highlights

- 1 Downtown Mobile (8.3 miles)
- 2 Mobile Aeroplex (11.9 miles)
- 3 Alabama Port Authority (7.9 miles)
- 4 Mobile Commerce Park (15.8 miles)



1.5 miles



10.5 miles



Mobile Downtown Airport

12.1 miles



2.3 miles



6.7 miles



## Location Highlights





# PROPERTY OVERVIEW



## BUILDING INFORMATION

<b>Address</b>	3221 Anton Street, Mobile, AL 36612
<b>Total SF</b>	3 Buildings totaling +/- 13,500 SF
<b>Land Area</b>	+/- 20 Acres (958,320 SF)
<b>Fence</b>	+/- 18 acres with +/- 16 acres of packed lay down yard
<b>Zoning</b>	M-1, Industrial
<b>Parking</b>	+/- 40 Parking spaces for vehicles w/ plenty of packed laydown yard for trucks
<b>Office Building</b>	3,750 SF with +/- 6 full offices Bookkeeper's office with private storage room Kitchen and break room Conference room Reception area
<b>Foundation</b>	Concrete slab (6")
<b>Walls</b>	Metal Stud Walls
<b>Roof</b>	Metal
<b>Water and Sewer</b>	City of Pritchard
<b>Security Systems</b>	All buildings equipped with security systems
<b>Misc</b>	Three 6,000-gallon fuel tanks under covered area



## BUILDING INFORMATION

<b>Shop 1</b>	5,750 SF Total 4,750 SF Open Shop Space, 1,000 SF Enclosed Storage/Shop Space Bathroom and small A/C office
<b>Power</b>	240v, 3 Phase
<b>Clear Height</b>	+/- 14'
<b>Structural</b>	Heavy rebar on 12" concrete slab w/ metal roof
<b>Door(s)</b>	1 Roll Up Door
<b>Misc Fixtures in Place</b>	2-ton overhead crane and wash rack
<b>Shop 2</b>	4,000 SF Total 3,000 SF Open Shop Space, 1,000 SF Enclosed Storage
<b>Power</b>	240v, 3 Phase
<b>Clear Height</b>	+/- 14'
<b>Structural</b>	Heavy rebar on +8" concrete slab w/ metal roof
<b>Door(s)</b>	1 Roll Up Door
<b>Misc Fixtures in Place</b>	10,000-pound lift

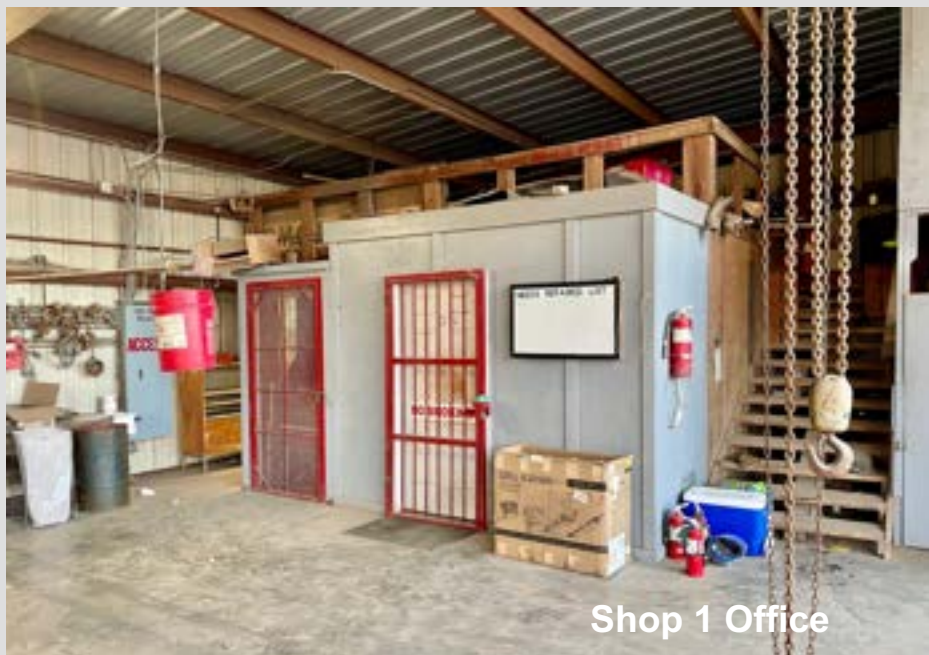
## PROPERTY PHOTOS



Shop 1



Shop 1



Shop 1 Office



Shop 2



## PROPERTY PHOTOS



Fuel Station



Outdoor Storage



Side View of Office Building



Gravel Parking Lot at Equipment Entrance



## PROPERTY PHOTOS







# MARKET OVERVIEW



## MOBILE COUNTY MARKET

Due to Mobile's strong infrastructure consisting of the Port of Mobile, two major interstates, and five class-one rail companies, it remains a strong market for the industrial sector with all signs pointing towards continued growth and high demand.

### HIGHLIGHTING THE MOBILE MARKET (2023)

- **2,007** NEW JOBS
- **13** ANNOUNCED PROJECTS
- **\$63,683** AVERAGE SALARY
- **\$590M** CAPITAL INVESTMENT
- **INDUSTRY SECTORS**
  - CHEMICAL.      AEROSPACE      MANUFACTURING
  - DISTRIBUTION & LOGISTICS      MARITIME
- **2<sup>ND</sup> FASTEST GROWING** PORT CITY IN THE U.S.





# 3221 ANTON STREET

MOBILE, AL



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