

FOR LEASE

2,460 SF OFFICE/WAREHOUSE

561 St. Francis St | Downtown Mobile



Tommy Gleason, CCIM

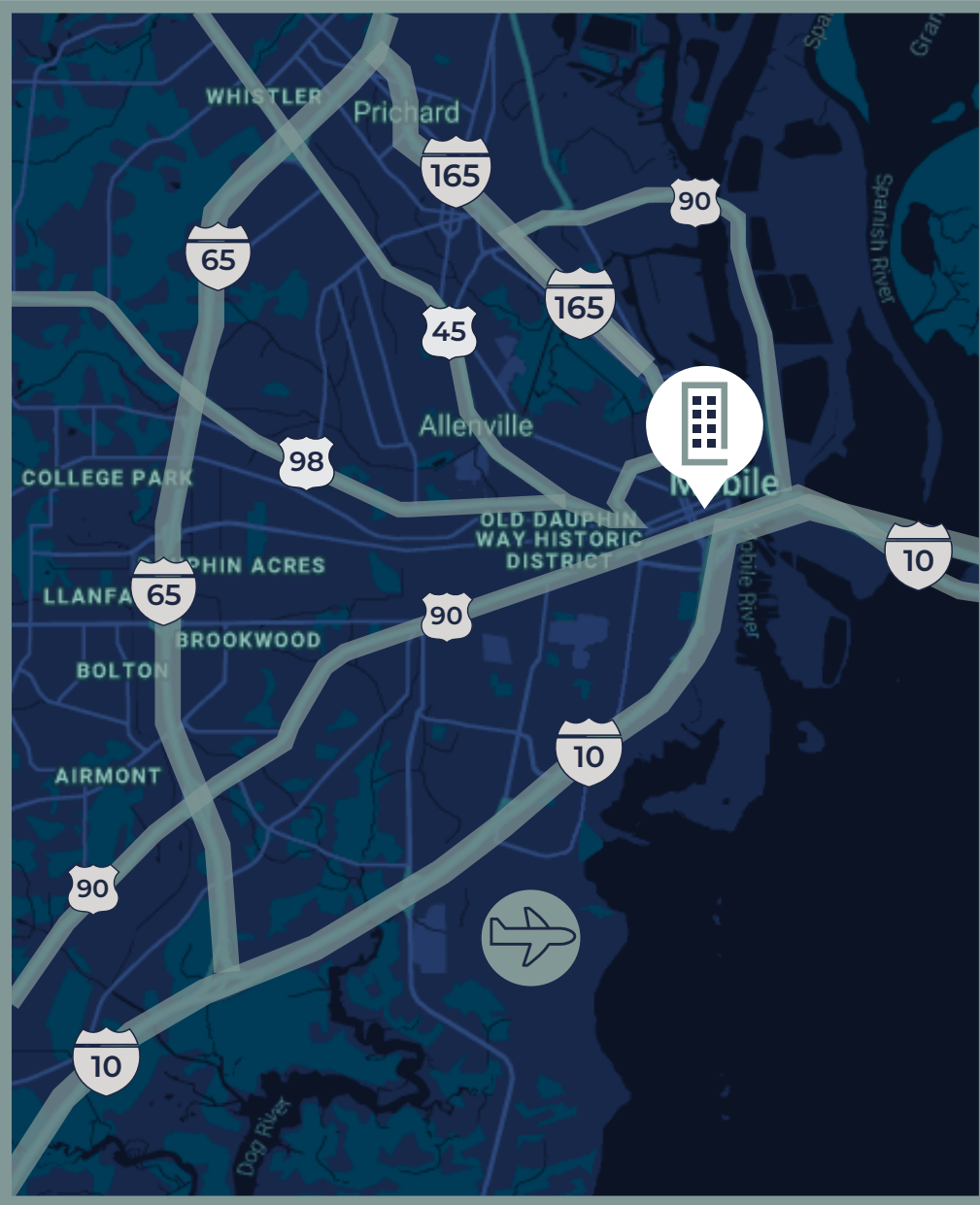
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**CRE
MOBILE**
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FOR LEASE

561 St. Francis Street | Downtown Mobile



SIZE

2,460 SF office/warehouse



LAYOUT

Warehouse with roll up door and secure bank vault



PARKING

Gravel parking lot on site



SECURE BUILDING

Former armored truck depot



CEILING HEIGHT

10' ceilings



LEASE RATE

\$10.00/SF NNN

LOCATION ADVANTAGES



Conveniently Located

Located in the heart of Downtown Mobile.



Walkable Location

Extremely walkable location that is proximate to Federal Buildings, restaurants, shops, office buildings and more!

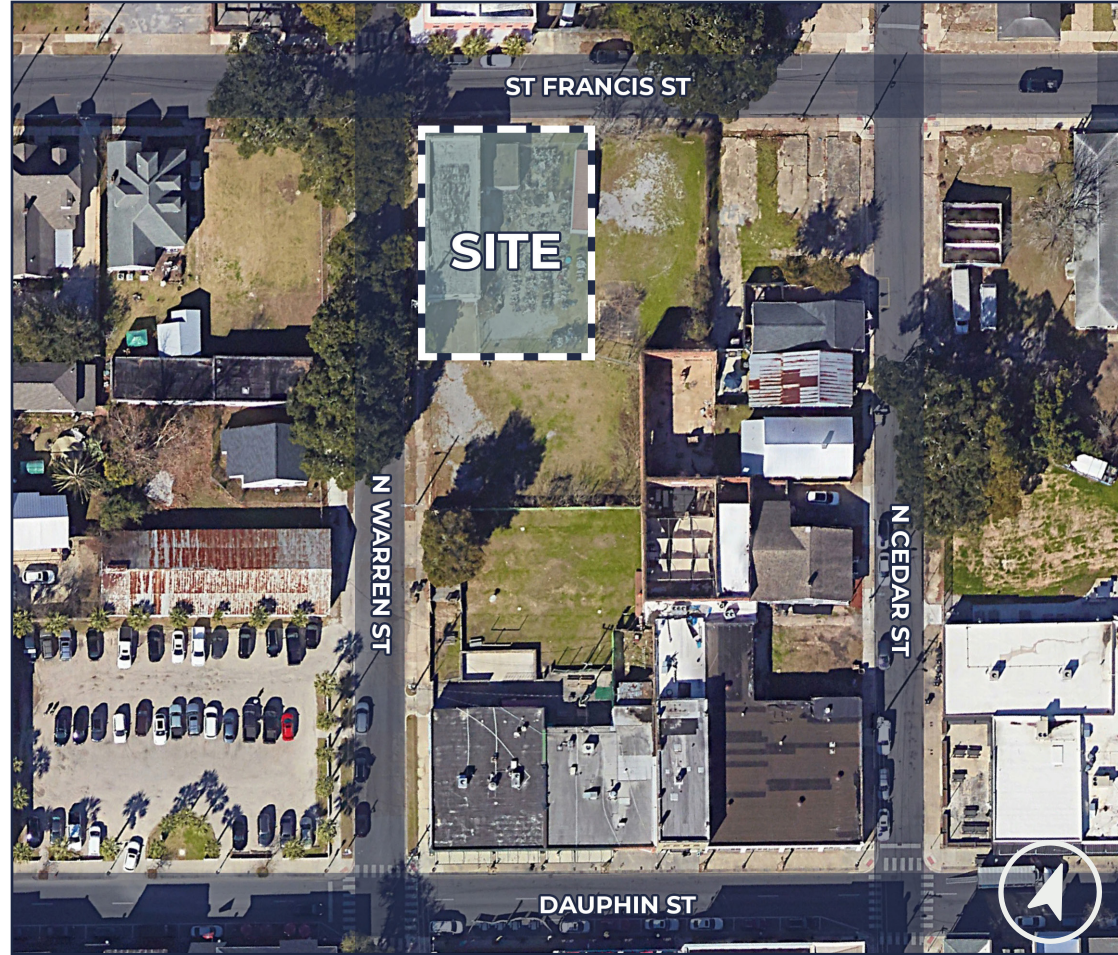




YARD FROM FRONT



BACK OF PROPERTY



| WALK | | DRIVE | |
|------------------------|---------|-----------------|---------|
| Dauphin Street | 2 min. | I-10 | 6 min. |
| Broad Street | 2 min. | I-65 | 12 min. |
| Bienville Square | 12 min. | Baldwin Co., AL | 12 min. |
| Royal Street | 13 min. | | |
| Water Street | 14 min. | | |
| New Federal Courthouse | 14 min. | | |