



FOR LEASE

3912 Cottage Hill Rd, Mobile, Al

**Great Location! 9,100 SF Office/Showroom/Warehouse
Excellent Opportunity with Significant Exposure**

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Suite E

Mobile, AL 36608

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Property Description

Great Location with Significant Exposure on Bustling Cottage Hill Rd!

This 9,100 sf property presents an excellent opportunity for businesses requiring retail showroom or office space, coupled with ample warehouse storage. Located on heavily trafficked Cottage Hill Rd with 100' frontage, boasting a daily traffic count of 29,856 vehicles.

- * Total building area - 9100 +/- SF
- * Front showroom - 775 +/- SF, plus 3 offices, 2 restrooms
- * Kitchen/breakroom
- * Total property size - 1.2 +/- acres
- * Small storage area & small workroom
- * Six Ground Level Doors
 - (1) 10'x10'
 - (2) 12'x10'
 - (3) 14'x10'
- * 240 V 3-Phase power
- * Traffic signal at intersection of Azalea Rd & Cottage Hill Rd
- * Daily Traffic Count - 29,856

Owner will negotiate tenant improvements

At A Glance

105 Shelton Beach Rd
Saraland, AL 36571

Bldg - 9,100 SF
Lot - 1.2 +/- Acres



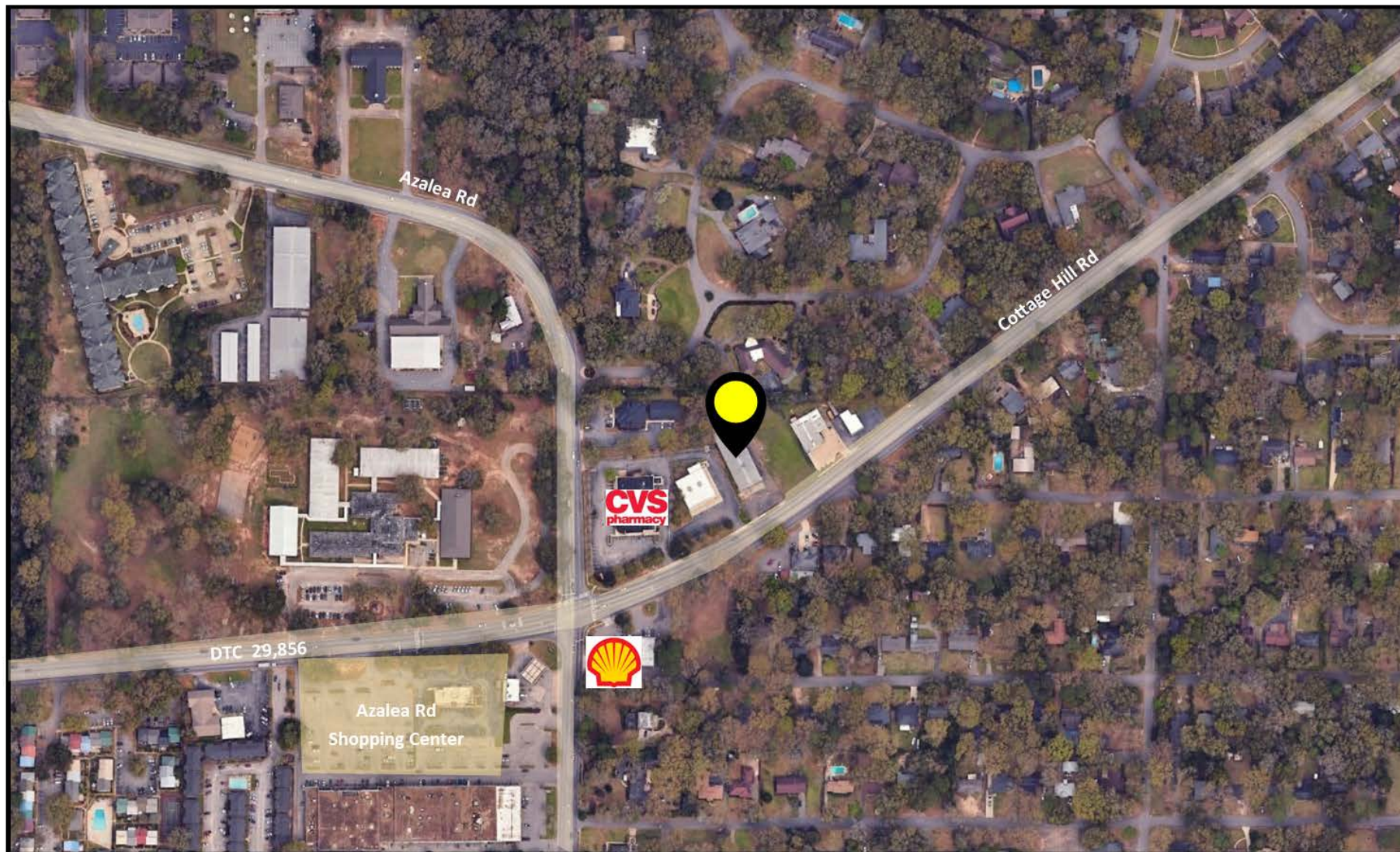
Lease Price - \$7,500
Modified Gross



Visibility - 100 Frontage
Excellent Visibility



Proximity Map



Aerial View



Exterior





Tax Plat

