

INDUSTRIAL SUBLEASE

5440 BUSINESS PARKWAY, THEODORE, AL 36582
DISTRIBUTION/WAREHOUSE/OFFICE
±37,250 SF AVAILABLE



IMMEDIATE AVAILABILITY

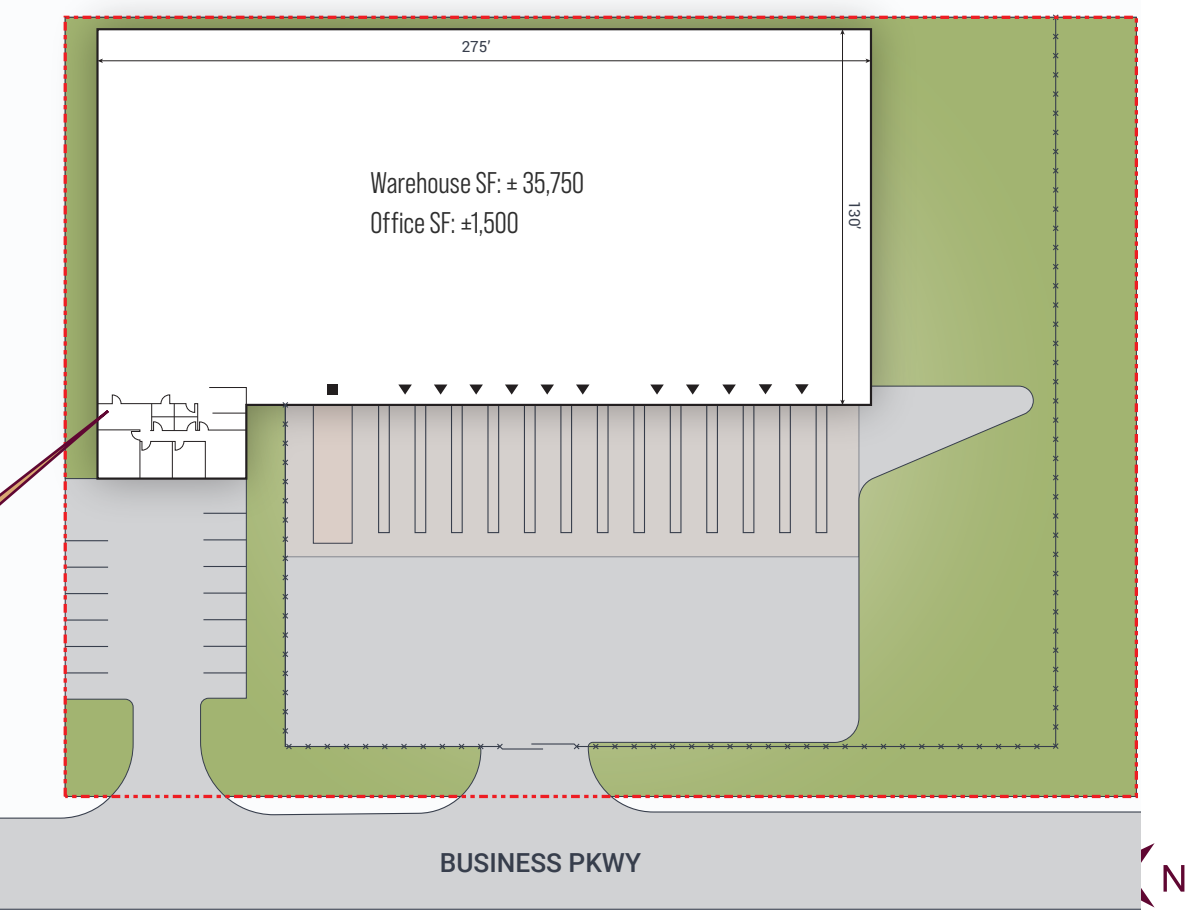
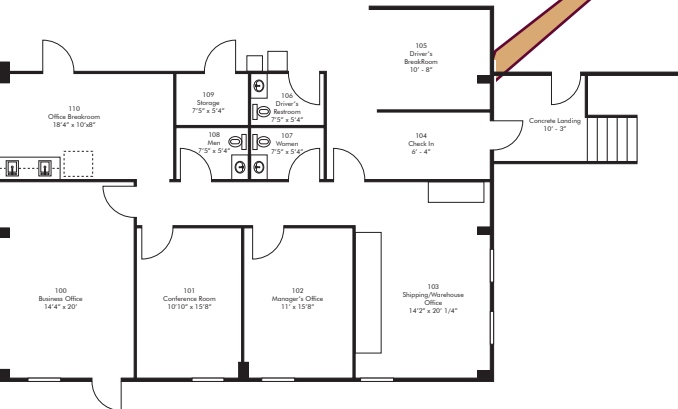
TERM THROUGH OCTOBER 2028
IDEAL FOR LOGISTIC OPERATIONS
INCLUDES SEPARATE PARKING LOT FOR ±30 TRAILERS



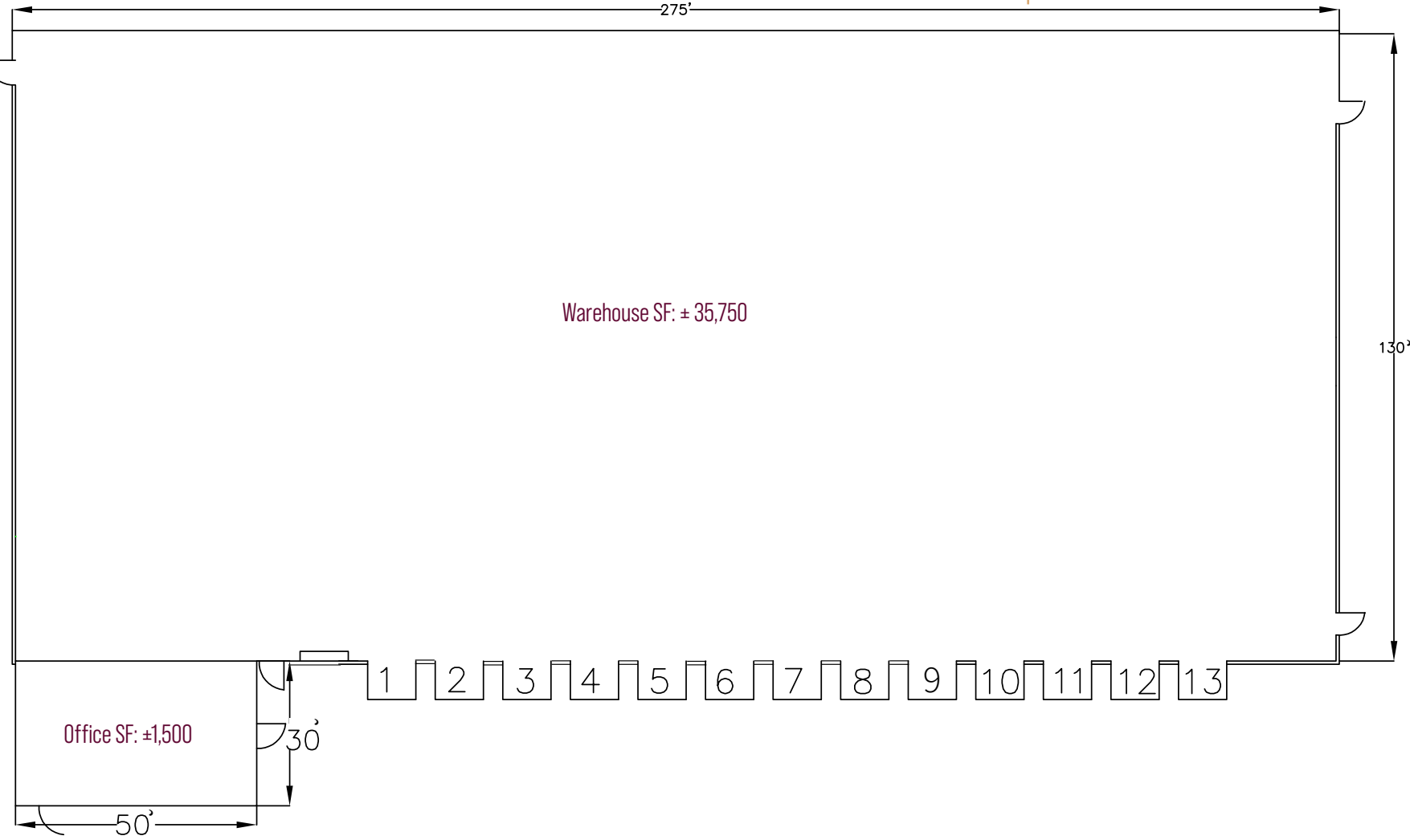
PROPERTY DETAILS

- ✓ Total Available SF: ± 37,250
- ✓ Office SF: ±1,500
- ✓ Land: ±2.97 Acres
- ✓ Clear Height: 20'
- ✓ Loading: 13 Dock-High Doors and 1 Drive-In Ramp
- ✓ Parking: ±24 Spaces plus ±35 Trailer Spaces on Separate Lot
- ✓ Property Features: Fenced Lot
- ✓ Year Built: 1998
- ✓ Sublease Term: Through October 31, 2028

OFFICE FLOOR PLAN



FLOOR PLAN



5440 BUSINESS PARKWAY, THEODORE, AL 36582

PRIME LOCATION

- ✓ Prime location just minutes from the I-10 and I-65 interchange, known as the “Crossroads of the Gulf Coast.”
- ✓ Excellent access to the Port of Mobile, making import and export operations efficient.
- ✓ Central spot along the I-10 corridor that connects major markets in Florida, Alabama, Mississippi, and Louisiana.
- ✓ Located in a well-established industrial area in Mobile County.
- ✓ Easy access to Mobile Regional Airport and the Mobile Aeroplex at Brookley for air freight.
- ✓ Close to Downtown Mobile for business services and a strong local workforce.
- ✓ Enhanced logistical capacity with a dedicated 220'x260' separate lot for trailer parking at 5128 Mobile S St, Theodore, AL.

KEY DISTANCES

Destination	Approximate Distance	Destination	Approximate Distance
Additional Trailer Parking	±0.5 miles	Port of Mobile	±12 miles
Interstate 10 (I-10)	±2 miles	Downtown Mobile	±10 miles
Interstate 65 (I-65)	±3 miles	Pensacola, FL	±60 miles
Mobile Regional Airport (MOB)	±7 miles	Biloxi, MS	±60 miles
Mobile Aeroplex at Brookley (BFM)	±10 miles	New Orleans, LA	±145 miles

Demographic	10-Mile Radius Data
2024 Estimated Population	243,706
2024 Estimated Households	98,286
Median Age	37.60 years
Total Employees (Daytime)	116,958
Civilian Employed Population	112,192
Key Blue-Collar Occupations	Production (16,837) Manufacturing (12,640) Construction (9,394)
Worker Commute Time < 30 Minutes	68.05% of workers
2024 Median Household Income	\$51,533
2024 Average Household Income	\$72,09



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