



PROPERTY BROCHURE

FOR LEASE

"AIRWAY COMMERCIAL PARK"

8033 AIRWAY PARK DR, MOBILE, AL

Prepared By: *Pratt Thomas, CCIM*
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PROPERTY INFORMATION

Address: 8033 Airway Park Dr, Mobile, AL

Market: Mobile County

Office: 800 sq ft, open floor plan, foyer, 2 restrooms

Warehouse: 8,200 sf ft

Additional Storage: 3,000 sq ft covered storage

Total Bldg: 9,000 sq ft + 3,000 sq ft covered area

Lot Size: 1.0 Acre, fenced lot

Traffic Count: DTC on Schillinger Rd N & Old Shell Rd = 30,092

Zoning: B -3

Utilities: All utilities are available

Roads/Major Intersections:

This property is located off Schillinger Rd N, between Airport Blvd and Old Shell Rd. State Route 158 (SR 158) to the north, forming a bypass connecting the Mississippi state line to Semmes. Airport Boulevard (Airport Blvd), a major thoroughfare through Mobile, forming an intersection with Schillinger. Old Shell Road, where it marks the beginning of the road's eastward stretch within the city limits.

Mobile Regional Airport is 2.1 miles

Airbus Military is 1.2 miles

Possible Uses:

Contractor; Retail; Warehouse; Industrial; Commercial; Professional; and Medical. This property is ideal for businesses seeking efficiency, access, functionality and proximity to key regional hubs in west Mobile.

Detailed Property Description:

Prime 9,000 sq ft Office/Warehouse Space for Lease Strategically located in the highly sought-after Airway Commercial Park. This versatile property is situated off Schillinger Rd, between Airport Blvd and Old Shell Rd.

Key Features:

- 8,200 sq ft warehouse with 800 sq ft of open office space
- Freshly painted and new flooring
- 16' eaves, one covered loading dock, and two ground-level roll-up doors
- 3,000 sq ft of additional covered storage
- Equipped with 6 natural gas space heaters and a ventilation fan
- Situated on a 1-acre fenced lot
- Ample off-street parking for staff and visitors
- Flexible layout suitable for a variety of uses
- Racking system available (negotiable)
- Hookup for entire building generator

***For Lease: \$6,375 /month NNN
Property Taxes - \$5,876.55/yr
Insurance - \$10,001.00/yr
Tenant pays utilities***

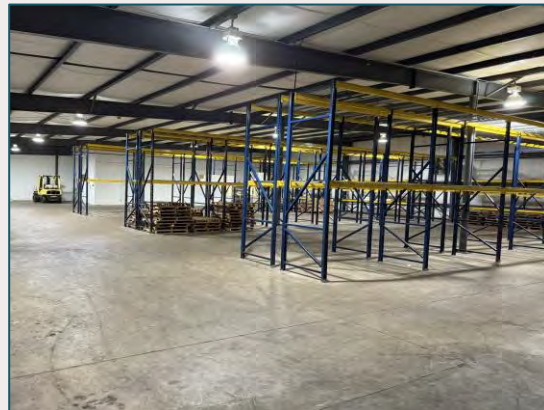
Additional Information:

One of the property owners is a licensed Alabama real estate broker. Property is professionally leased and managed by Merrill P. Thomas Co., Inc.

VICINITY MAP



EXTERIOR & INTERIOR



MOBILE COUNTY MARKET OVERVIEW

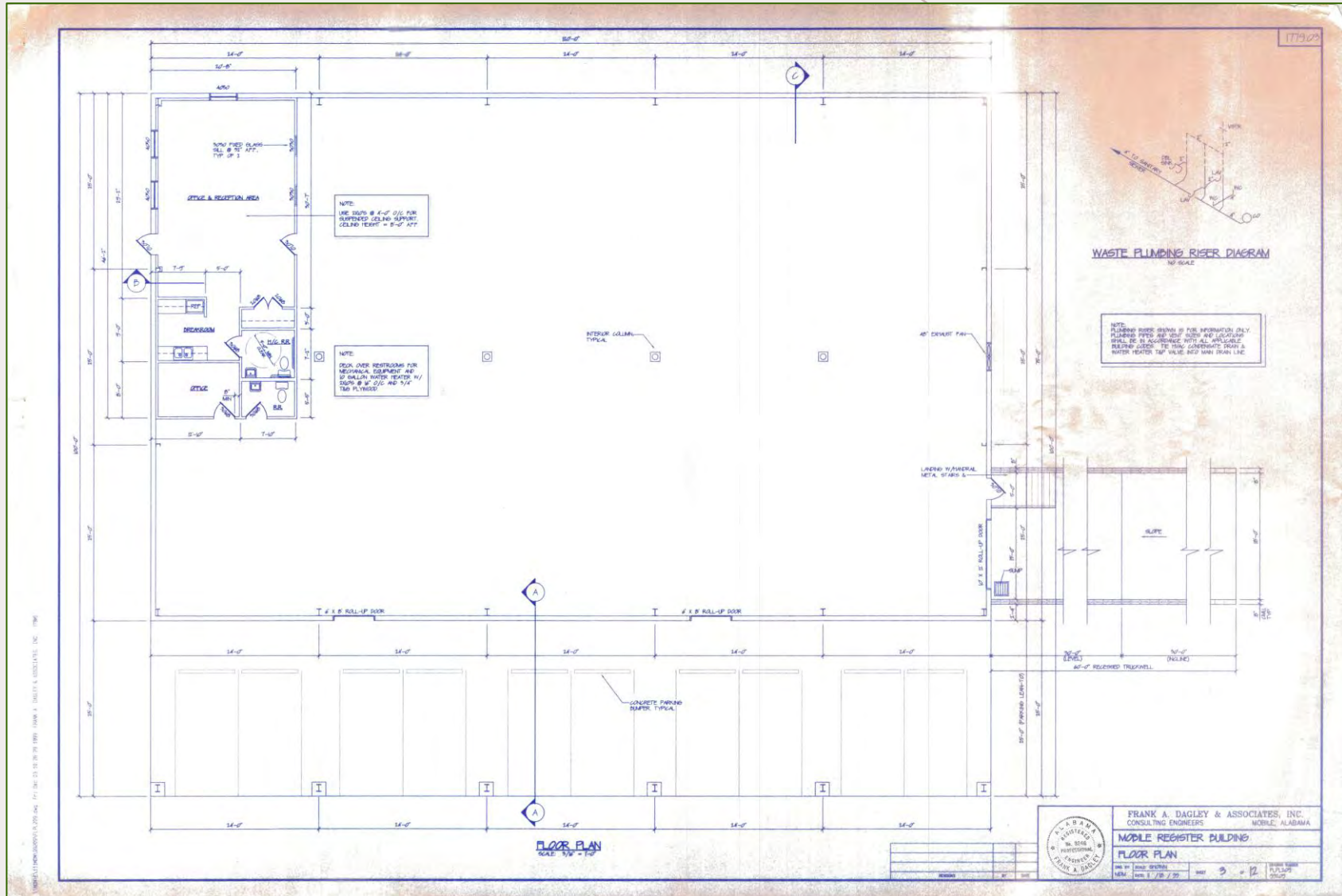
We're in the Golden Age of Mobile"

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

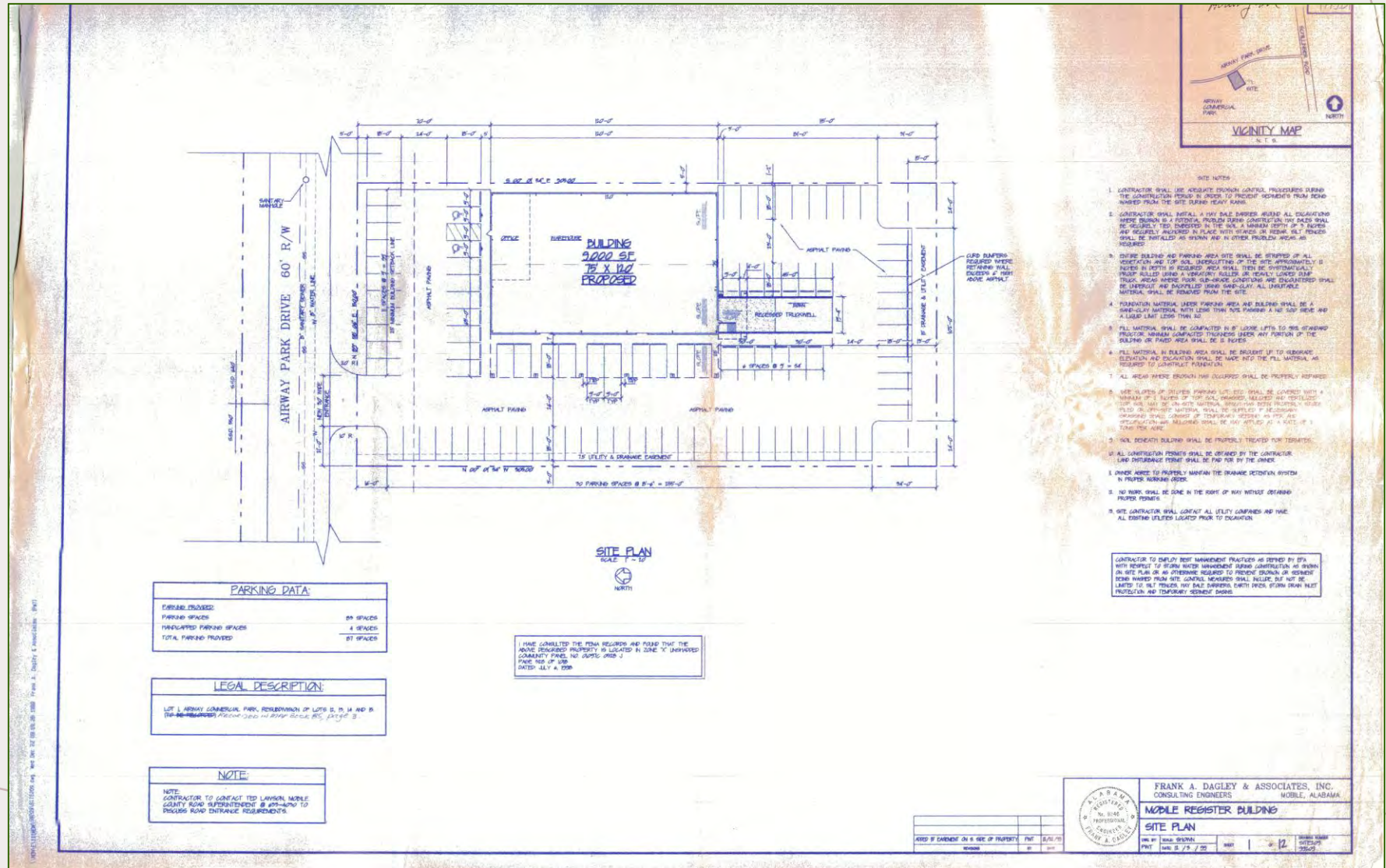
- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.



FLOOR PLAN



SITE PLAN





CONTACT INFORMATION



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