

FOR LEASE

UP TO 194,000 SF WAREHOUSE SPACE

5212 & 5240 WILLIS ROAD | THEODORE, AL



Allan R. Cameron, Jr., SIOR
251.751.9553 | acameron@cre-mobile.com



**CRE
MOBILE**
CRE-MOBILE.COM



\$8.00/SF NNN **194,000 SF** **9.20 AC** **I-1: INDUSTRIAL**
LEASE RATE **TOTAL** **LOT** **ZONING**

5240 WILLIS RD

RBA **100,000 SF**
OFFICE SF **3,600 SF TOTAL**
LOT SIZE **6.15 AC**
RESTROOMS **6**
CLEAR HEIGHT **27'**
DOCK HIGH **15 (9'-10')**
GRADE LEVEL **1 (14 x 14')**
RAMP DOORS **1 (9'x10')**
FIRE SPRINKLERS **ESFR**
POWER **600A / 277 480V 3P 4W**

5212 WILLIS RD

RBA **94,020 SF**
OFFICE SF **8,000 SF TOTAL**
 (4,000 SF UPSTAIRS)
COVERED LOADING **9,400 SF**
LOT SIZE **3.05 AC**
RESTROOMS **6**
CLEAR HEIGHT **27' - 29'**
COLUMN SPACING **50' X 35'**
DOCK HIGH **4 (9'-10')**
RAMP DOOR **1 (24'x16')**
FIRE SPRINKLERS **ESFR**
POWER **800A 480V 3P 4W**



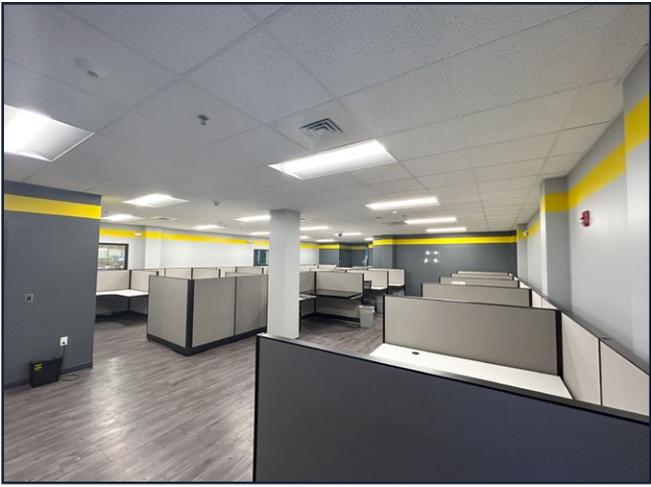
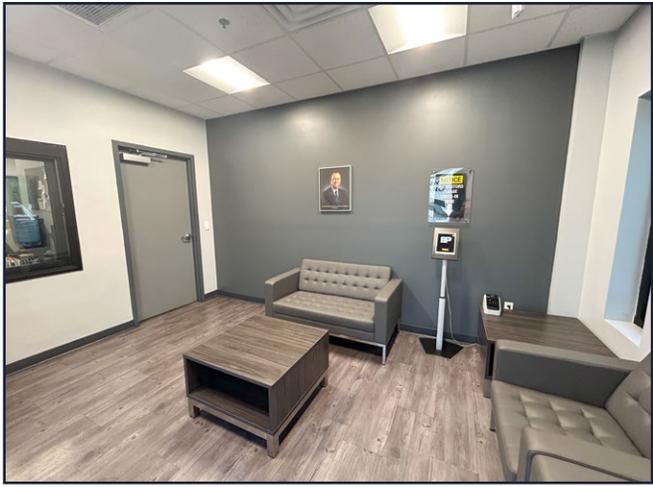
Conveniently located less than 0.5 miles from I-10 via Exit 15.

DISTANCES TO NOTABLE LOCATIONS

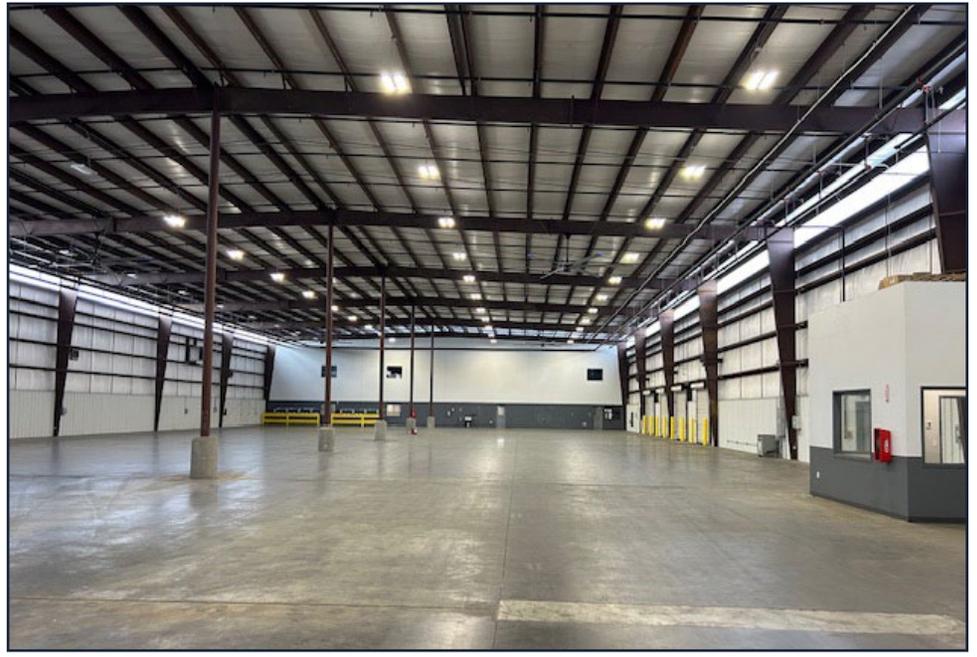
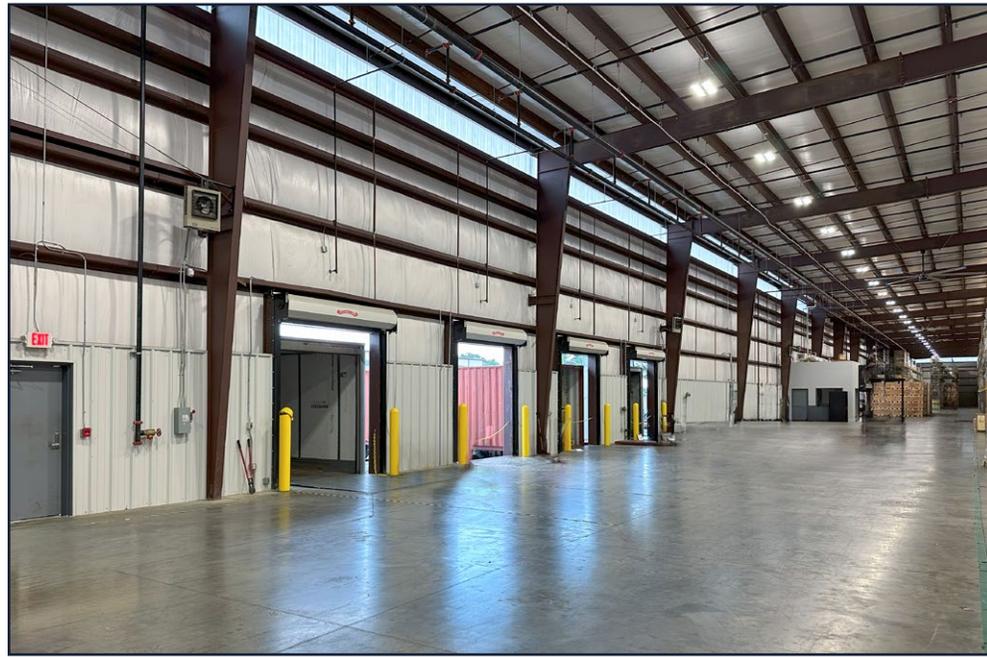
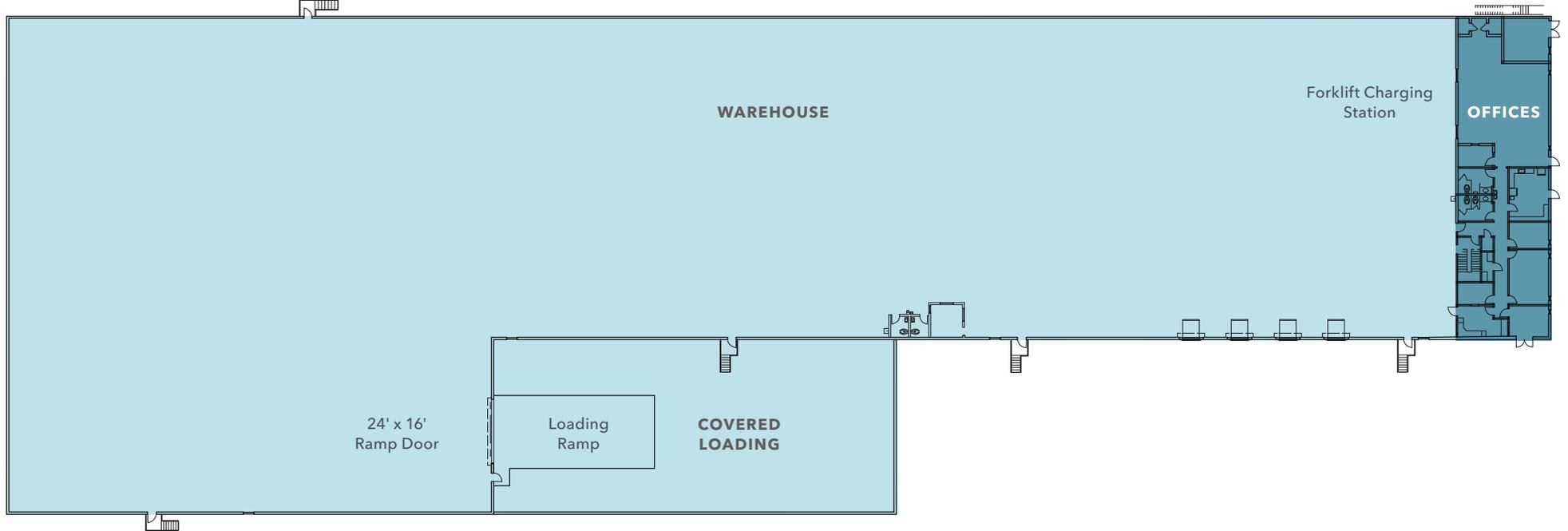
I-65	5± miles
I-10	0.5± miles
Mobile Downtown Airport	8.5± miles
Port of Mobile	12± miles
APM Terminals	10.5± miles

Distance measured as drive time

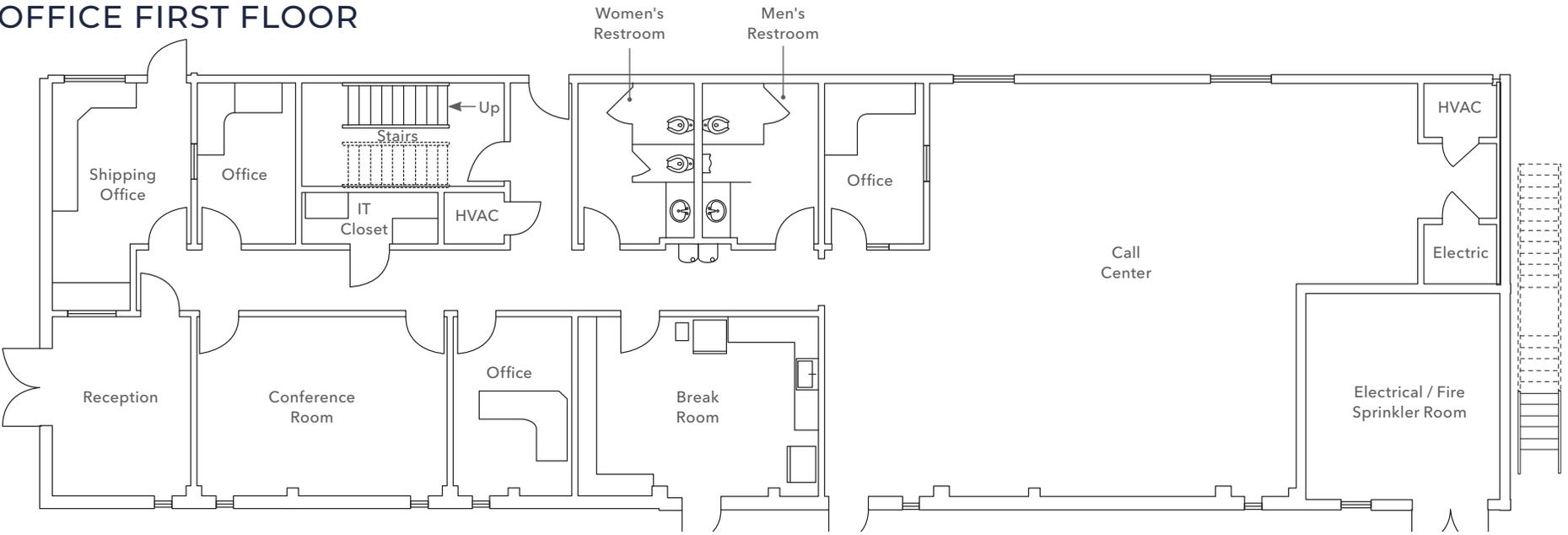
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY NOR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



WAREHOUSE FLOOR PLAN



OFFICE FIRST FLOOR



OFFICE SECOND FLOOR

