

FOR LEASE

MOBILE RIVER INDUSTRIAL PARK
UP TO 86,500± SF OFFICE/WAREHOUSE
248 Jacintoport Blvd | Saraland



PROPERTY FEATURES:

WAREHOUSE: 86,500± SF
OFFICE 1,000± SF
ZONE: Light Industrial
DOCK DOORS: 12
EAVE HEIGHT: 24'

ADDITIONAL NOTES:

- Sprinkled
- 4 restrooms
- Warehouse is insulated and skylights provide natural lighting
- Additional office can be constructed to tenant's specifications
- Protected by wet fire suppression system

LEASE RATE:
\$6.50/SF NNN



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DISTANCES TO NOTABLE LOCATIONS

US HWY 43	0.3 miles
I-65 Exit 13	4.1 miles
I-165	6.4 miles
Downtown Mobile	9.7 miles
I-10	12.5 miles
Mobile Aeroplex at Brookley	15.0 miles
Baldwin Co., AL	17.6 miles

Secure Work Environment - The building is located in the Mobile River Industrial Park in Saraland, Alabama, along with several other light industrial operations. It shares an eastern border with Forever Wild Land, which is a wilderness area controlled by the State of Alabama and protected from development in perpetuity. The Saraland police precinct is located at the entrance to the park, affording tenants a secure work environment.

Avoid Tunnel Traffic - Being north of I-10 affords truck drivers the opportunity to avoid the tunnels that frequently congest I-10 in downtown Mobile. Eastbound drivers can cross the Mobile River via the Cochrane Bridge north of downtown and connect with I-10 on the east side of the tunnels. West bound drivers can access I-10 where I-65 terminates, again avoiding traffic cause by the tunnels.

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SECTION 1:

- 33,750 SF
- 4 dock doors
- 2 restrooms
- Skylights
- Sprinkled
- Office space built to tenant's specifications

SECTION 2:

- 52,500 SF
- 1,000 SF office
- 8 dock doors
- 2 restrooms
- Skylights
- Sprinkled
- Additional office space can be built to tenant's specification



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