



Commercial and Industrial Real Estate
Sales and Leasing
Property Management

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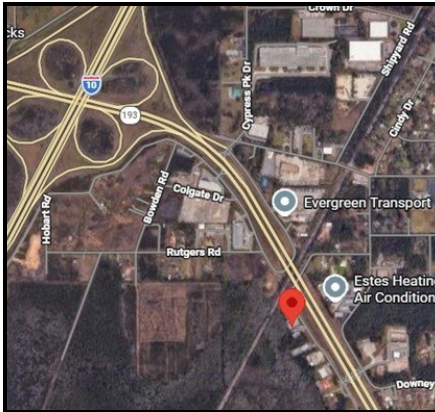
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5,340 SQUARE FOOT OFFICE/WAREHOUSE FOR LEASE

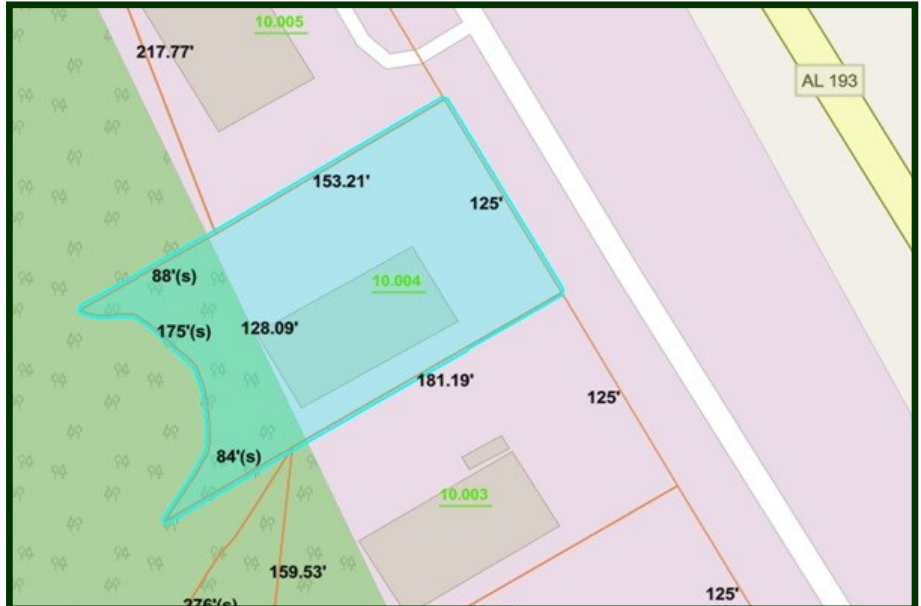
**4970 Rangeline Road
Mobile, Alabama 36693**



Approximately 5,340 square foot office and warehouse facility for Lease. 2,750 S.F. of office and 2,590 S.F. of warehouse. 2,500 S.F. Mezzanine above office.



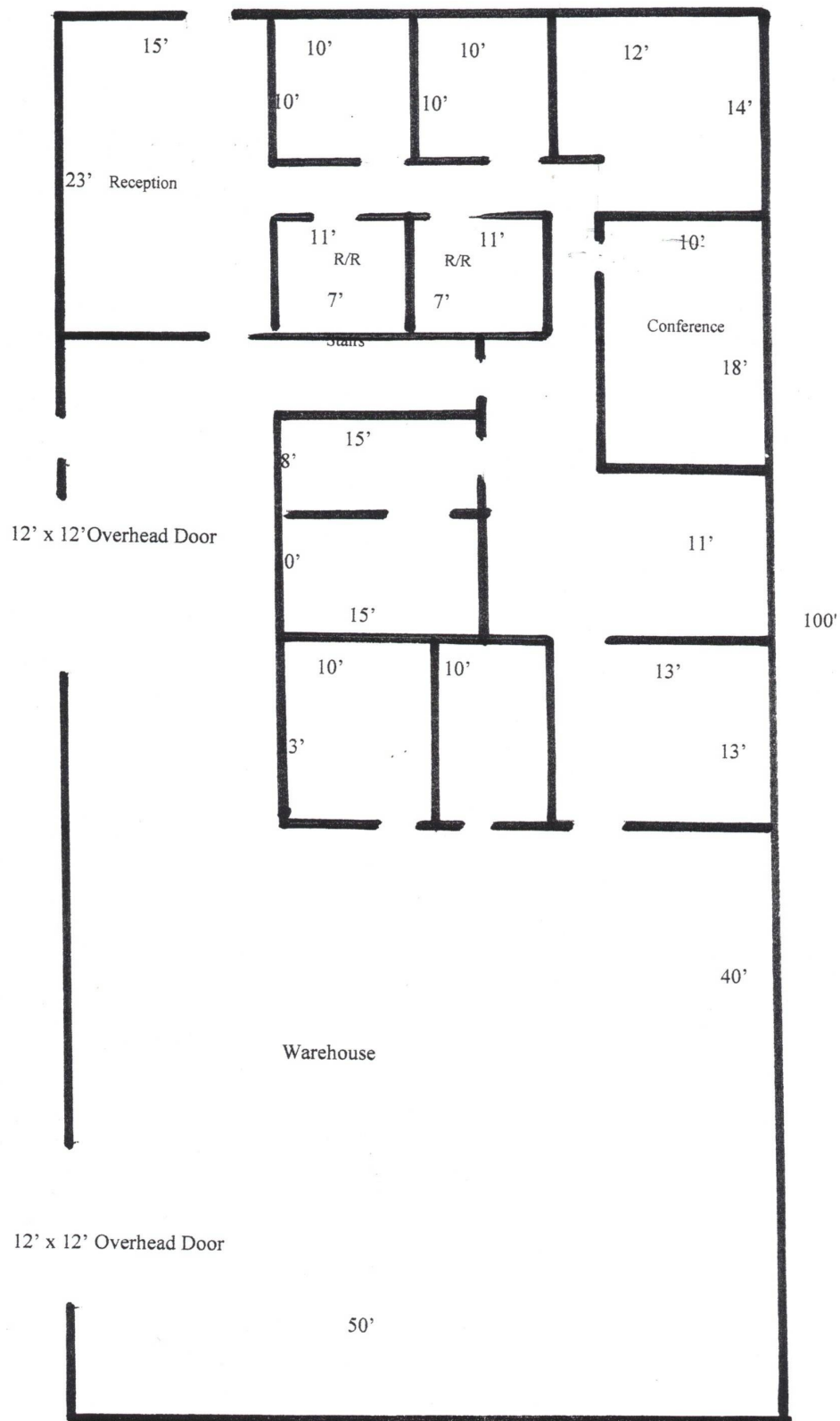
- 5,340 square foot building
- Lot Size: Approx. 1 Acre
- Metal Construction
- 20' eave heights
- Two— 12' x 12' Overhead Doors
- Zoned I-1 (Light Industrial)
- Water and Sewer
- **\$4,800.00/Mo. NNN**



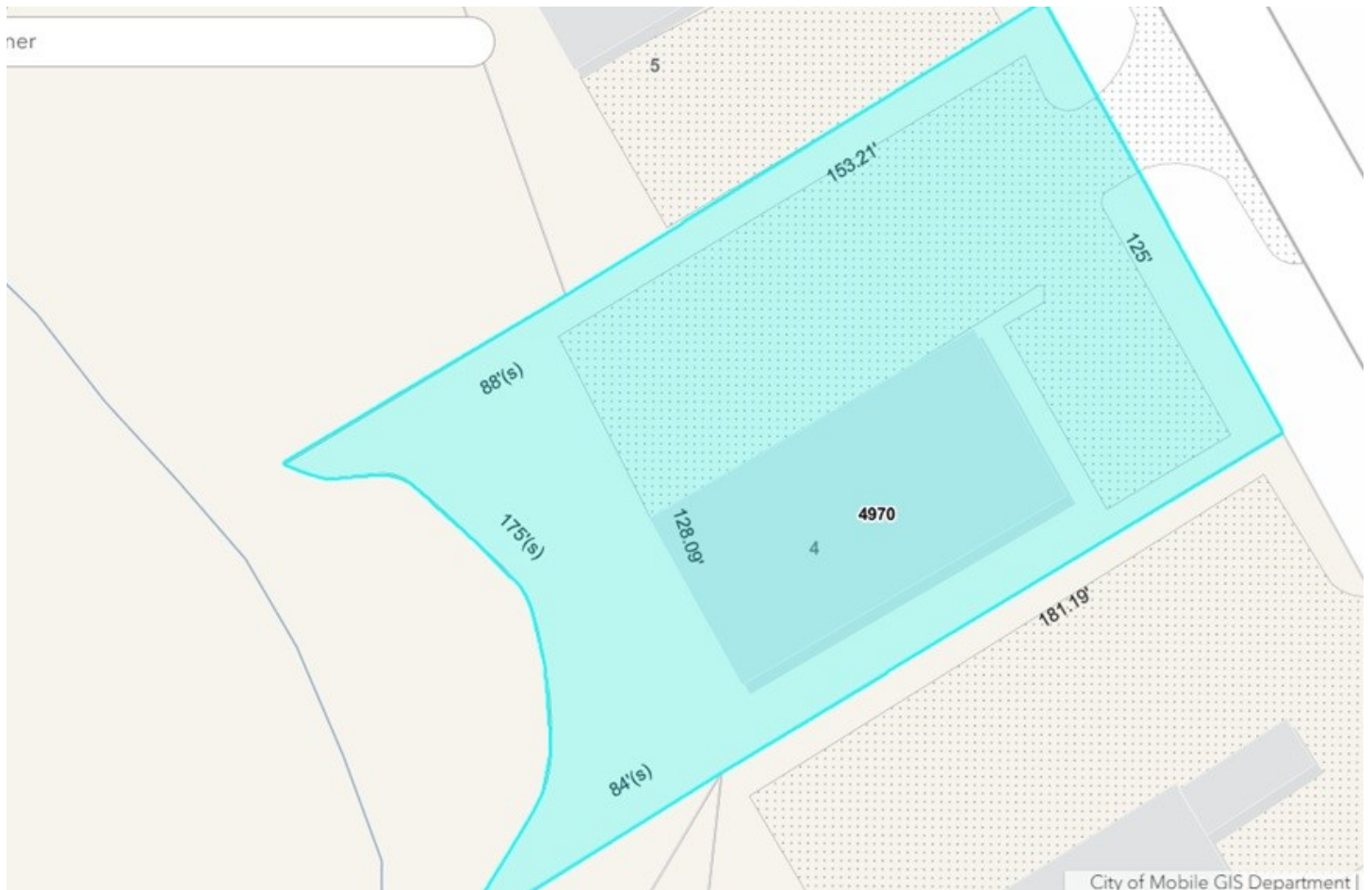
Located on the west side of Rangeline Road, approximately one mile from the intersection of Rangeline Road and Interstate 10. Ideal location for light manufacturing, wholesale supply company or contractors.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





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Reception



Office



Break Room



