

FOR LEASE

UP TO 194,000 SF WAREHOUSE SPACE

5212 & 5240 WILLIS ROAD | THEODORE, AL



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**CRE
MOBILE**
CRE-MOBILE.COM



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

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**

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**



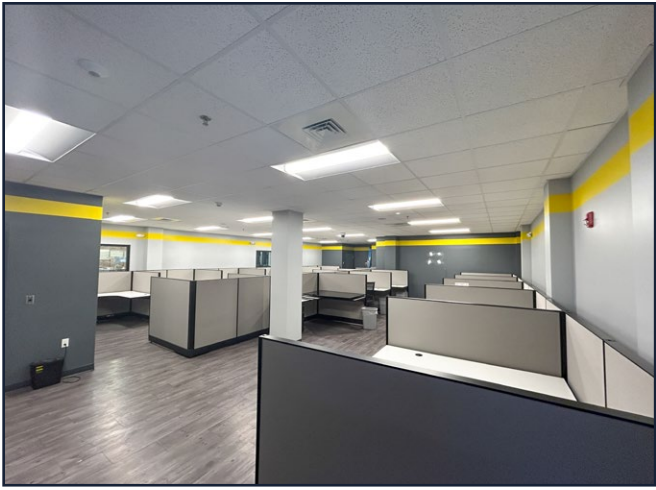
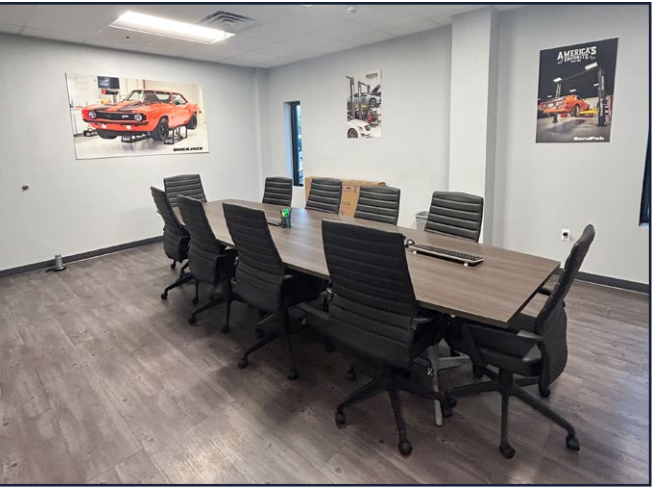
Conveniently located less than 0.5 miles from I-10 via Exit 15.

DISTANCES TO NOTABLE LOCATIONS

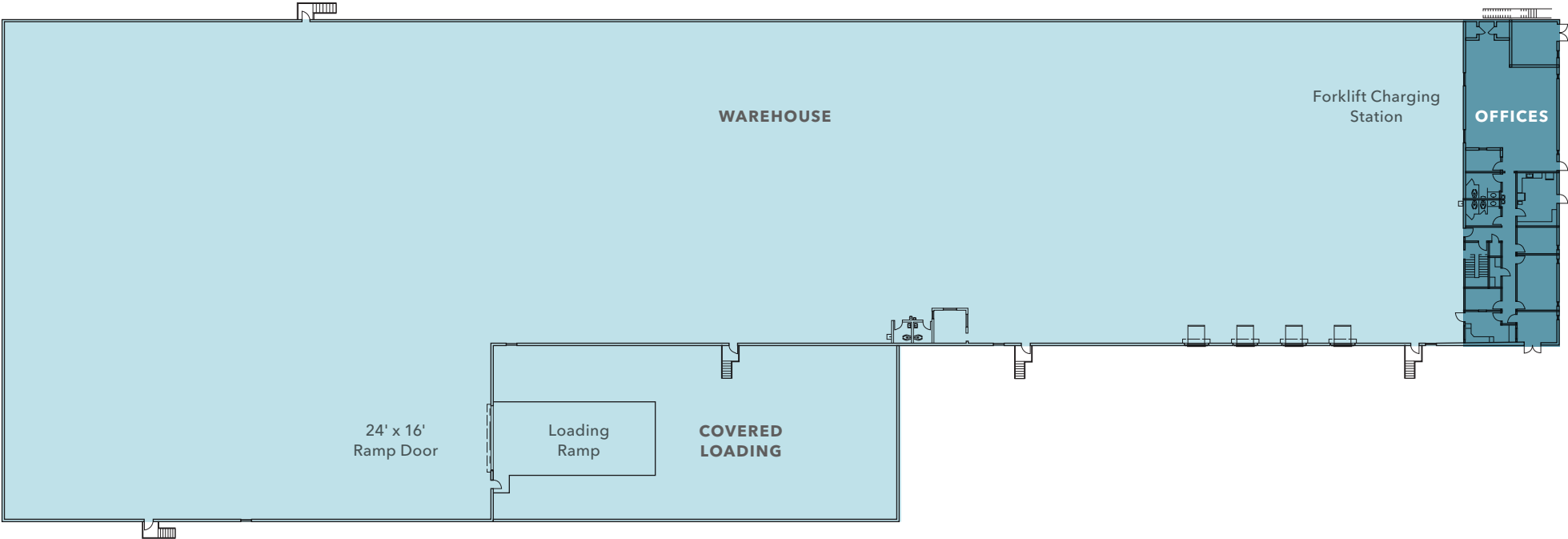
I-65	5± miles
I-10	0.5± miles
Mobile Downtown Airport	8.5± miles
Port of Mobile	12± miles
APM Terminals	10.5± miles

Distance measured as drive time

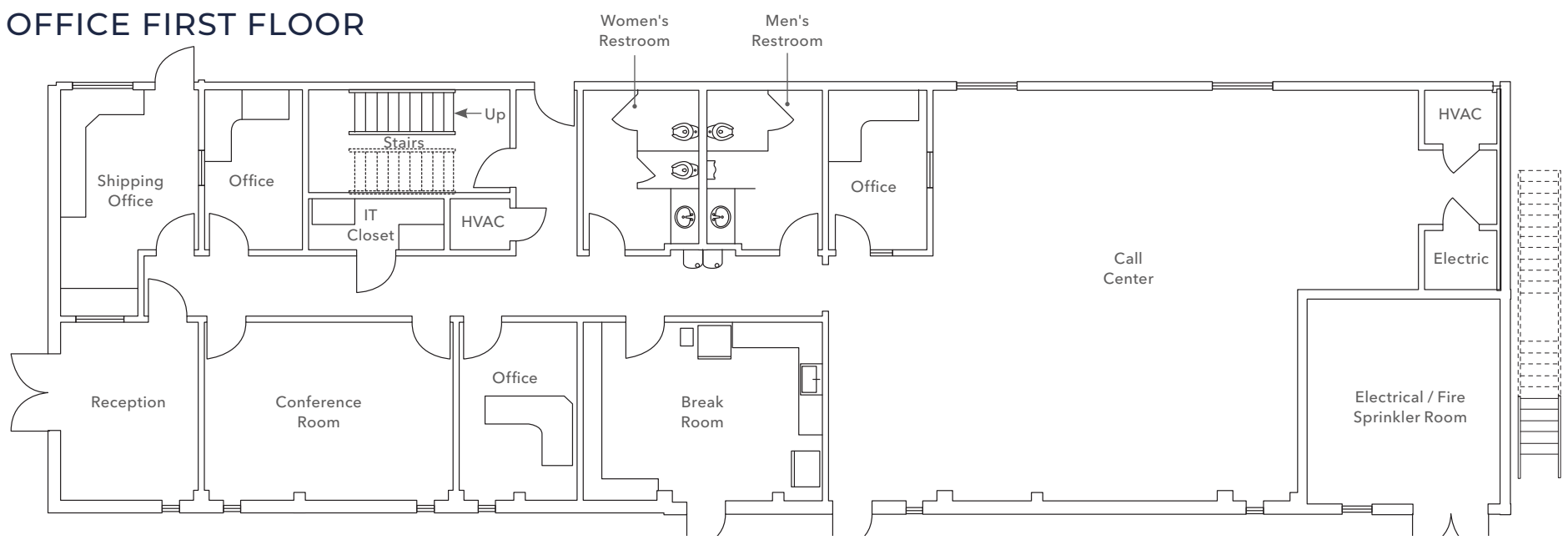
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WAREHOUSE FLOOR PLAN



OFFICE FIRST FLOOR



OFFICE SECOND FLOOR

