

FOR LEASE

28,912± SF OFFICE/WAREHOUSE

250 Jacintoport Blvd | Saraland



PROPERTY FEATURES:

SIZE:	28,912± SF total
WAREHOUSE:	26,400± SF
OFFICE:	1,232± SF office
ZONE:	Light Industrial
DOORS:	7 (10' X 10')
EAVE HEIGHT:	24'
COLUMN SPACING:	30' X 73'

ADDITIONAL NOTES:

- Built in 1998
- Warehouse is climate controlled
- Sprinkled
- All utilities: water, gas, electric & fiber optic available
- Ample parking

LEASE RATE: \$8.00/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
Mobile Regional Airport	18.9 miles



Secure Work Environment - The building is located in the Mobile River Industrial Park in Saraland, Alabama, along with several other light industrial operations. The eastern border of the park is a state owned wilderness area and a Saraland police precinct is located at the entrance to the park on its west side, 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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LOCATION DESCRIPTION:

Well-maintained warehouse in the Mobile River Industrial Park in Saraland, Alabama, which offers a secure work environment and convenient access to major travel thoroughfares. More information below.



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