



## *PROPERTY BROCHURE*

*"FOR LEASE"*

*981 CORPORATE DR S  
SPACE 6 - 12  
MOBILE, AL*

Prepared By: *Pratt Thomas, CCIM  
Merrill P Thomas Co., Inc  
251-367-8358  
Pratt@mptco.com*



# PROPERTY INFORMATION

**Address:** 981 Corporate Dr South, Mobile  
**Market:** Mobile County  
**Space:** 31,500 SF Warehouse + 500 SF Office Space  
can be divided into 13,500 SF & 18,000 SF  
**Lot Size:** 4.4 acres  
**Parking:** Paved  
**Total Bldg:** 63,000 SF  
**Zoning:** I -1  
**Utilities:** All utilities are available  
**Dock Doors:** 5 Dock high doors, 2 drive-in ramps  
**Year Built:** 1975, year renovated 2016  
**Roads/Major Intersections:** 3 Interstate options, I 10, Interstate 65, and I65  
2 Access points to Interstate 65

## Property Features:

Prime location at the intersection of I-65 and Highway 98 (Moffett Road) in highly desirable "Central Business Park", a light industrial, distribution warehouse and commercial subdivision.

- 31,500 SF warehouse space - can be divided into 2 units, 13,500sf and 18,000sf
- 500 +/- SF office space
- Access to AL Export Railroad rail spur can be improved for use
- Drive Times - 13 Min to APM Terminal; 14 Min to Port of Mobile, Airbus, and Brookley Aeroplex
- Drive Times - 15 Min to Alabama State Docks; 16 Min to Austal Ship Building; 19 Min to CSX Terminal Railway
- Freight Port - Port of Mobile
- 20' Eave height
- Tilt-Up Concrete Construction
- Racking is negotiable
- 12 Dock high doors; 4 Drive in ramps
- 6 Floor truck levelers
- Zoned I-1
- Adjacent 9 acres also available

This is a sublet and pricing quoted is good through the end of the lease term of July 31, 2026. Landlord can offer term beyond July 31, 2026 @ \$6.50 SF.

***For Lease: \$3.25 Annual / SF + \$1.58 NNN  
Monthly \$8,531 + NNN***

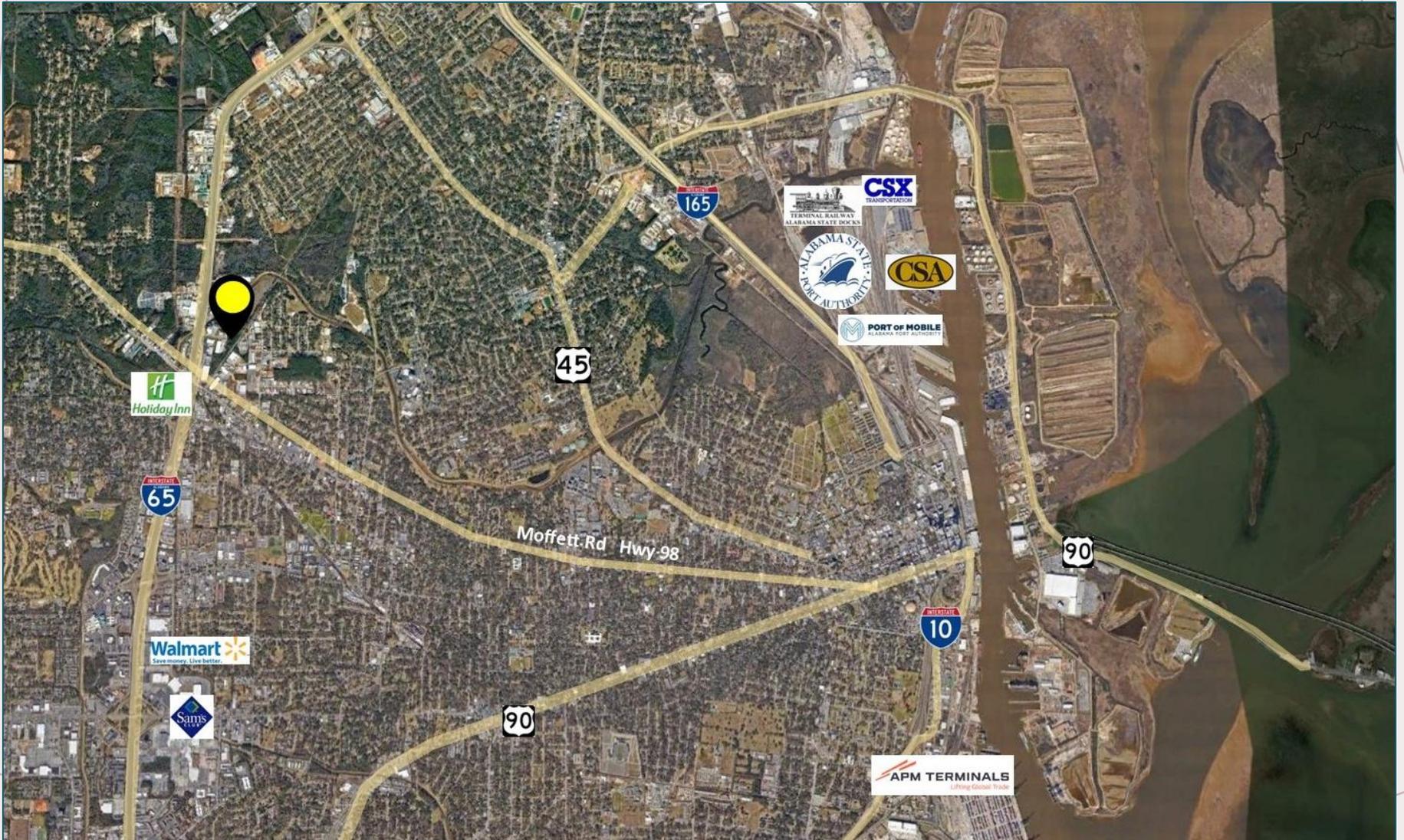
## Additional Information:

One of the property owners is a licensed Alabama real estate broker.  
Property is professionally leased and managed by Merrill P. Thomas Co., Inc.

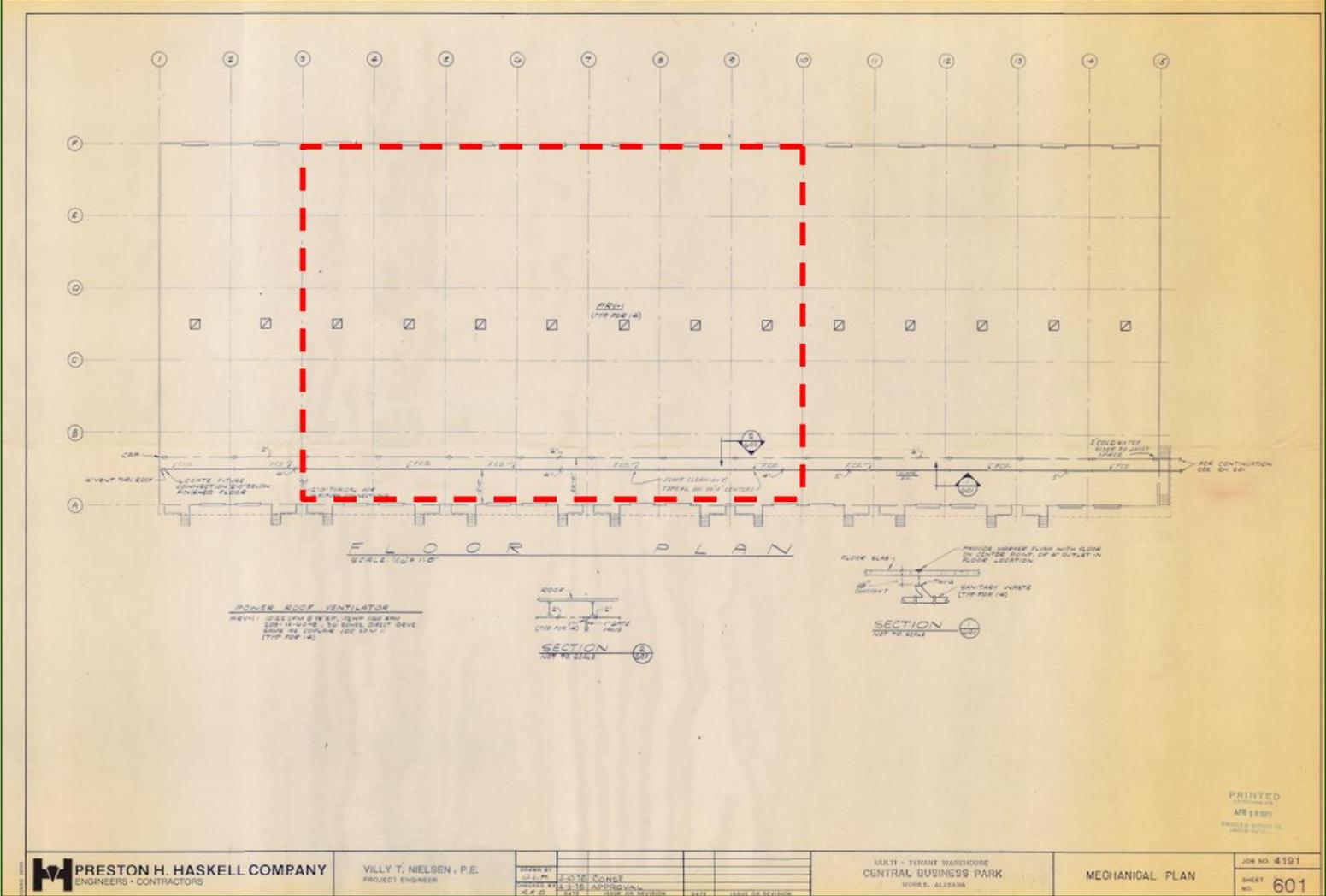
# EXTERIOR



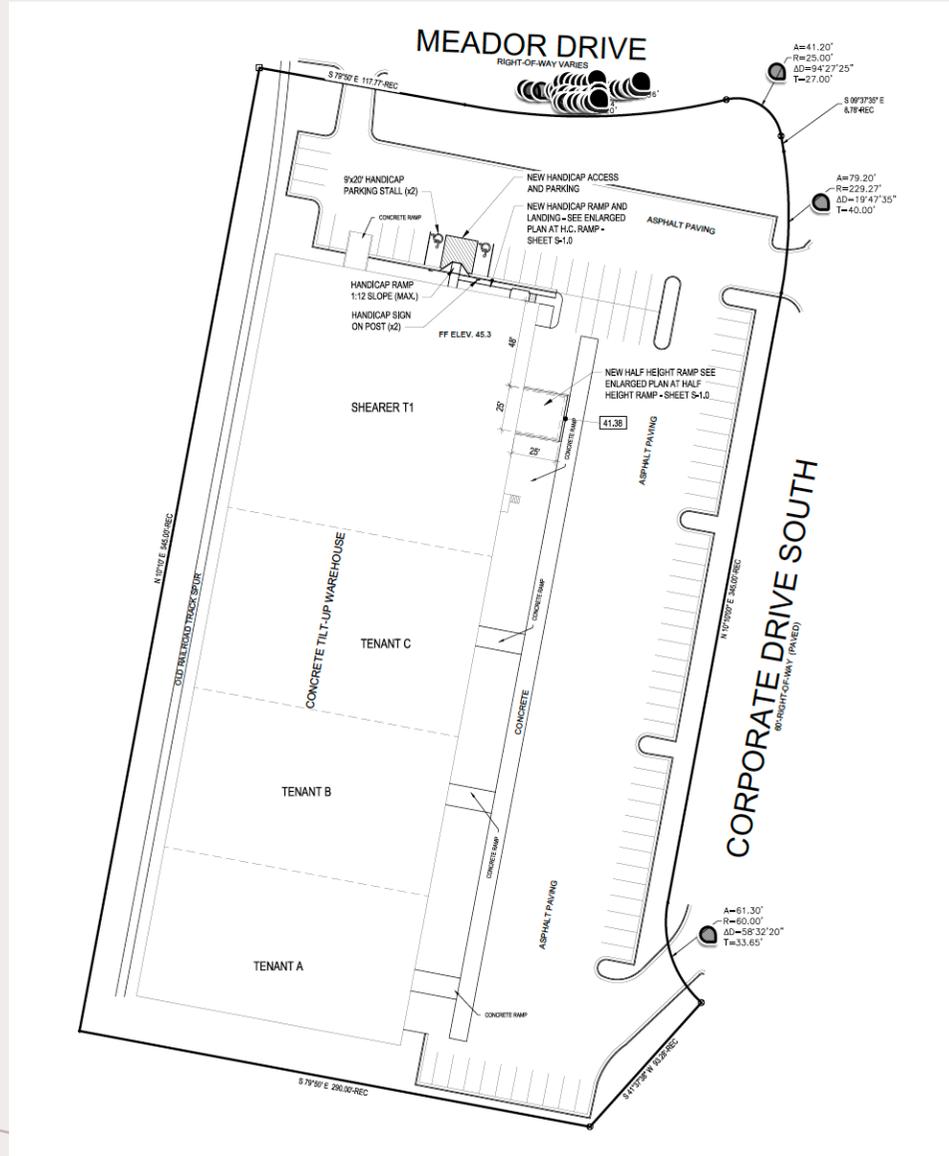
# VICINITY MAP



# SITE PLAN



# SITE PLAN



# "MOBILE COUNTY" MARKET OVERVIEW

*We're in the Golden Age of Mobile"*

City leaders describe the number of these big-ticket projects as an "unprecedented" construction boom in Mobile, a grand total of nearly **\$9.4 billion!**

- **University of South Alabama's Medical School** - As construction of the University of South Alabama's new Frederick P. Whiddon College of Medicine building continues, the project has received its largest gift from an individual. Native Mobilian and local businessman Elliot B. Maisel has committed \$5 million to the \$200 million facility that will allow the University to graduate additional physicians and enhance research and innovation. Construction is scheduled to be completed by December 2026.
- **Mobile International Airport** - is in the middle of construction on a \$414 million relocation of the airport to the Mobile Aeroplex Brookley. The Mobile International Airport is on track to open at the end of 2025.
- **Airbus Final Assembly Plant** - Work is nearing completion on a \$150 million final assembly line at the Airbus plant. The airplane manufacturer has invested \$1 billion in Mobile over the last decade.
- **Army Corp of Engineering** - Is nearing completion on a \$38 million regional headquarters on the property of the Mobile Civic Center.
- **Army Corp of Engineering** - Construction is well under way on a \$38.3 million parking garage next to that building.
- **Civic Center** - Early work has begun to demolish the Civic Center and replace it with a \$300 million entertainment venue. Construction of the new entertainment center will begin in February 2025.
- **Amtrak** - A \$72 million federal grant will pay for railroad track upgrades and a new train platform to support the return of Amtrak sometime next year.
- **Port of Mobile** - Work is wrapping up a \$366 million project to deepen and widen the shipping channel that will greatly benefit the Port of Mobile.
- **Interstate 10 Bridge and Bayway Project** - Planned to begin next year and costing an estimated \$3.5 billion.
- **Novelis** - Is building a \$4.1 billion aluminum manufacturing plant in Bay Minette within 30 miles of Mobile.





*FOR MORE INFORMATION:*



*Pratt Thomas, CCIM  
President  
Merrill P Thomas Co., Inc  
Cell: 251-367-8358  
Off: 251-476-0808  
Pratt@mptco.com*



Although Merrill P. Thomas Co., Inc. has obtained information from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, expressed or implied, are made as to the accuracy of such information. Any information referencing to measurements and bears the risk of such inaccuracies. Merrill P. Thomas Co., Inc. shall have no liability ore responsibility to any party for any loss or damage arising from the reliance by any party on the information in this offering memorandum.