

INDUSTRIAL PROPERTY FOR LEASE

HALLS MILL INDUSTRIAL PARK

4405 HALLS MILL RD, MOBILE, AL 36693



PROPERTY DESCRIPTION

Halls Mill Industrial Park is a multi-tenant industrial park in Mobile, Alabama totaling approximately 20,000 SF across 11 individual units. The park is well suited for small to mid-size industrial and service users, offering functional warehouse space with simple layouts and efficient access throughout the property. Its design supports day-to-day operations without excess complexity, making it a practical option for a range of light industrial uses.

LOCATION DESCRIPTION

Located along Halls Mill Road in Mobile, the property offers convenient access to I-10 and major routes serving the greater Mobile area. The location provides straightforward connectivity to downtown Mobile, the Port of Mobile, and surrounding industrial corridors, supporting both local and regional operations.

PROPERTY HIGHLIGHTS

- Functional mix of warehouse and office layouts
- Ideal for service, trade, and light industrial users
- On-site parking and efficient internal drive aisles
- Located in an established industrial corridor

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	11
Available SF:	2,000 SF
Building Size:	20,000 SF

RICHARD HENRY

205.236.5396

info@rightspacecre.com

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,000 SF	Lease Rate:	\$7.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite C-3/4	2,000 SF	NNN	\$7.50 SF/yr	2,000 SF industrial suite at Halls Mill Industrial Park featuring a primarily open warehouse layout with two drive-in roll-up doors, a small office area, and two restrooms. The configuration is well suited for light industrial, service, or contractor use with convenient vehicle access and on-site parking.
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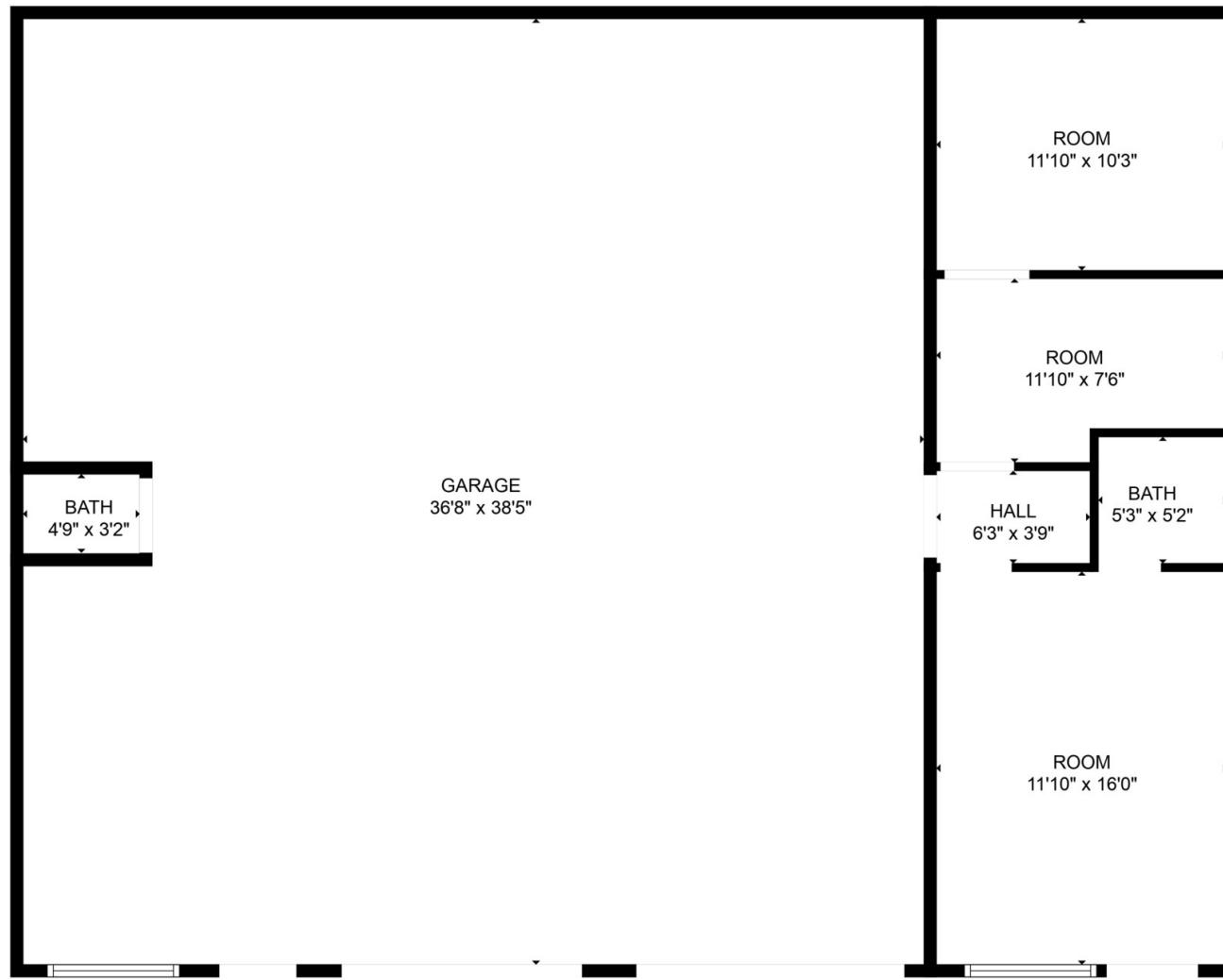
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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