

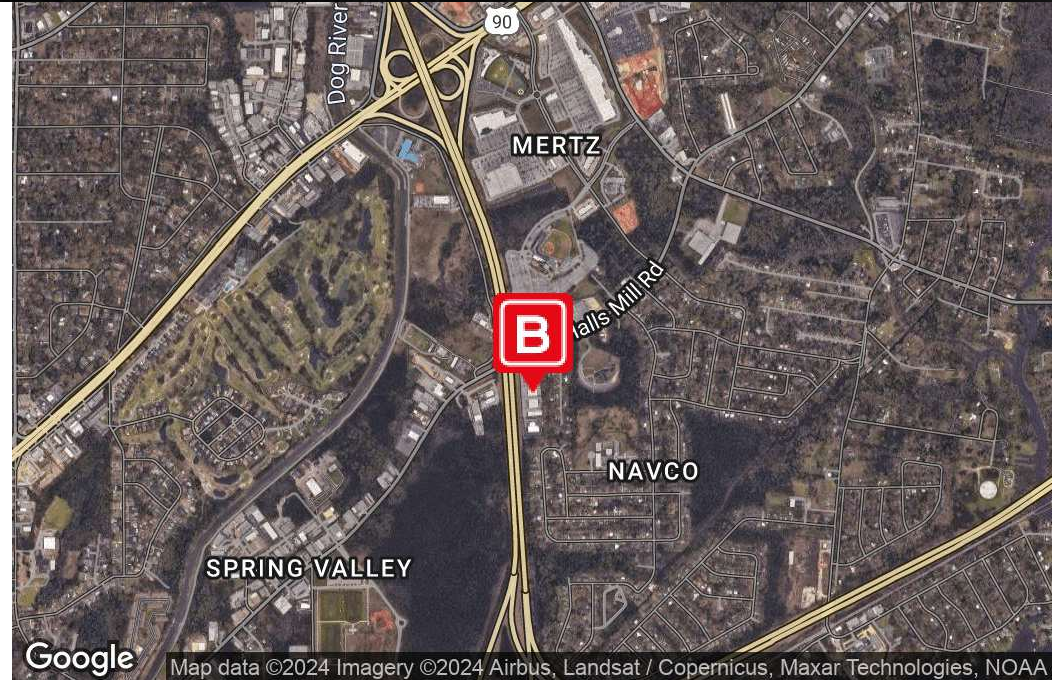
BELLCORE

COMMERCIAL



SPACIOUS 10,800 SF FACILITY FOR DIVERSE USES

3347 HALLS MILL RD, MOBILE, AL 36606



PROPERTY DESCRIPTION

Welcome to 3347 Halls Mill Rd, Mobile, AL. This remarkable property presents outstanding commercial possibilities due to its B-3 zoning, which accommodates a range of business activities. With easy access to major transportation routes like I-10 and I-65, this site ensures excellent visibility and accessibility for customers and clients. The warehouse includes a spacious 14-foot ceiling, two drive-in bays, and one grade-level door, making it ideally suited for industrial and distribution purposes. It is complete with Phase 3 power availability.

PROPERTY HIGHLIGHTS

- Zoned Commercial B-3
- Easy access to key highways, I-10 and I-65
- Prime address offering visibility and accessibility
- Phase 3 Power available

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	10,800 SF
Zoning	B-3
Property Type	Industrial
Traffic Count	41,900
Market	Mobile



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,800 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	10,800 SF	NNN	\$10.00 SF/yr	8550 SF of warehouse

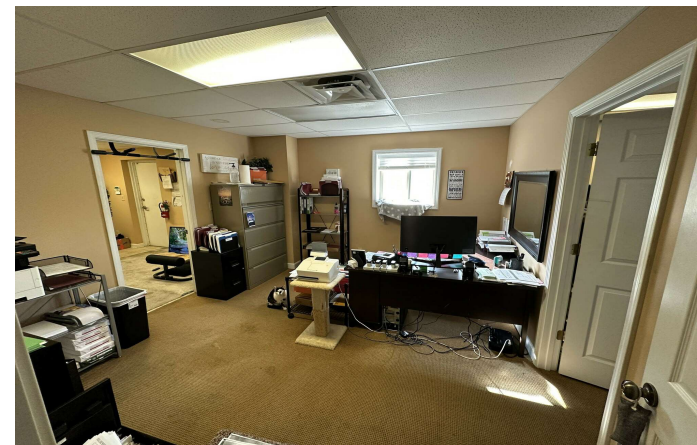
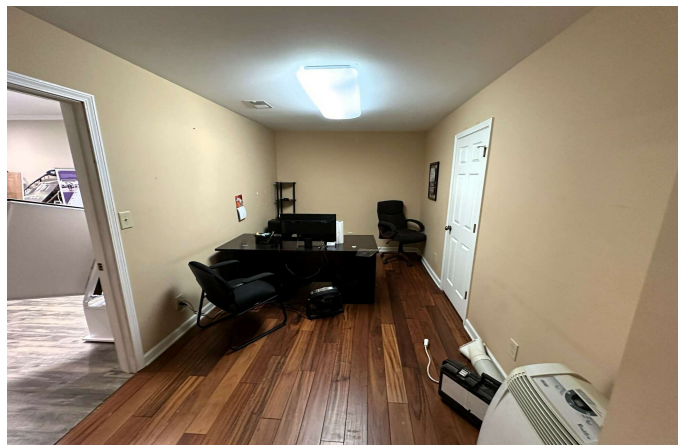
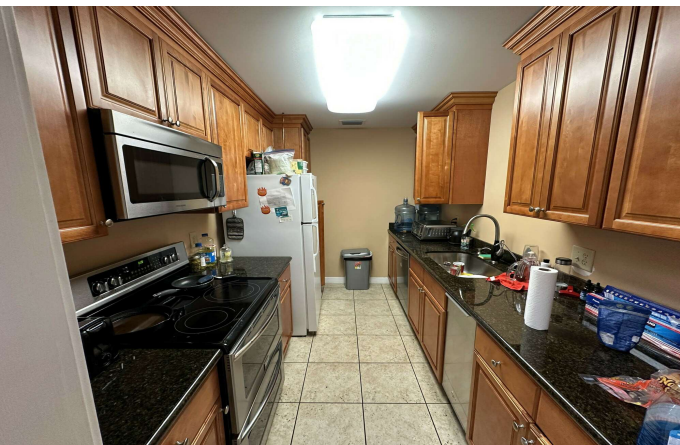
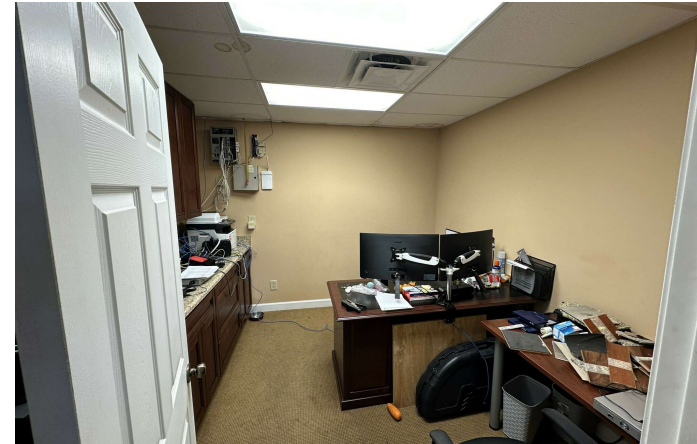


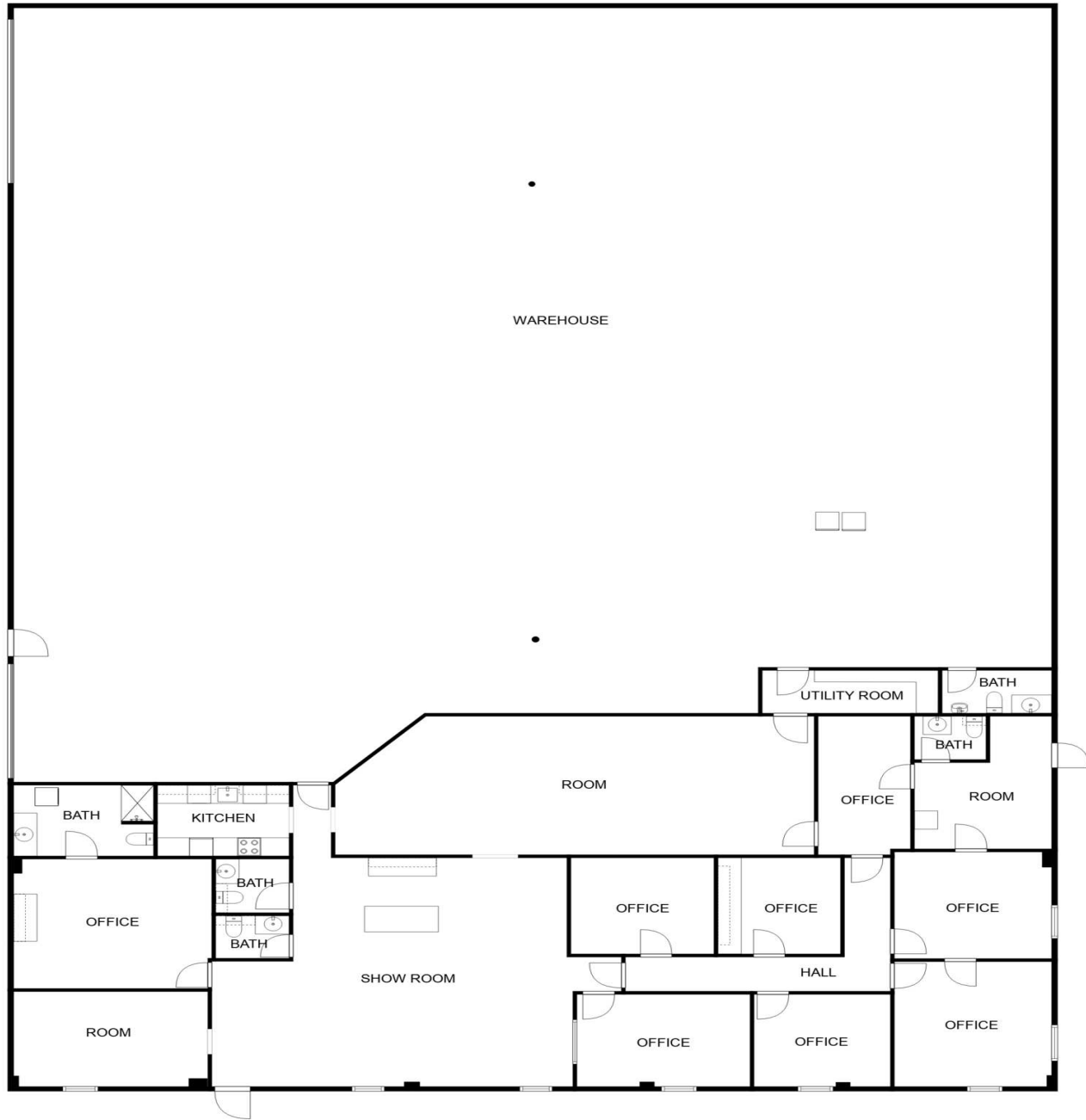
SITE
+/- 10,800 SF
Zoned B-3
+/- 0.73 Acres



SITE
+/- 10,800 SF
Zoned B-3
+/- 0.73 Acres

Interstate 65 N | 41,900 AADT









Map data ©2024 Imagery ©2024 TerraMetrics

POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	1,142	9,566	49,507
Average Age	36	38	39
Average Age (Male)	33	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	397	3,704	21,016
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$50,391	\$63,315	\$62,695
Average House Value	\$133,798	\$203,498	\$208,530

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor, & Property Manager**

rob@bellcorecommercial.com

Direct: **850.434.3434** | Cell: **850.232.2587**

FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
17 W Cedar Street
Pensacola, FL 32502
850.434.3434