

FOR SALE

INVESTMENT OPPORTUNITY

17,400± SF OFFICE/WAREHOUSE

5365 Willis Road | Theodore



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**CRE
MOBILE**
CRE-MOBILE.COM

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PROPERTY SIZE

17,400± SF total
12,000± SF warehouse
2,400± SF office
3,000± SF covered dock



LAND

1.63 AC



ZONING

I-1: Light Industrial



DOORS

1 drive-in door & 1 dock-high door



TENANT

Credit tenant, NOI \$107,150, 27 months remaining, 12 month renewal



SALE PRICE

\$1,450,000



LOCATION ADVANTAGES

Central Location

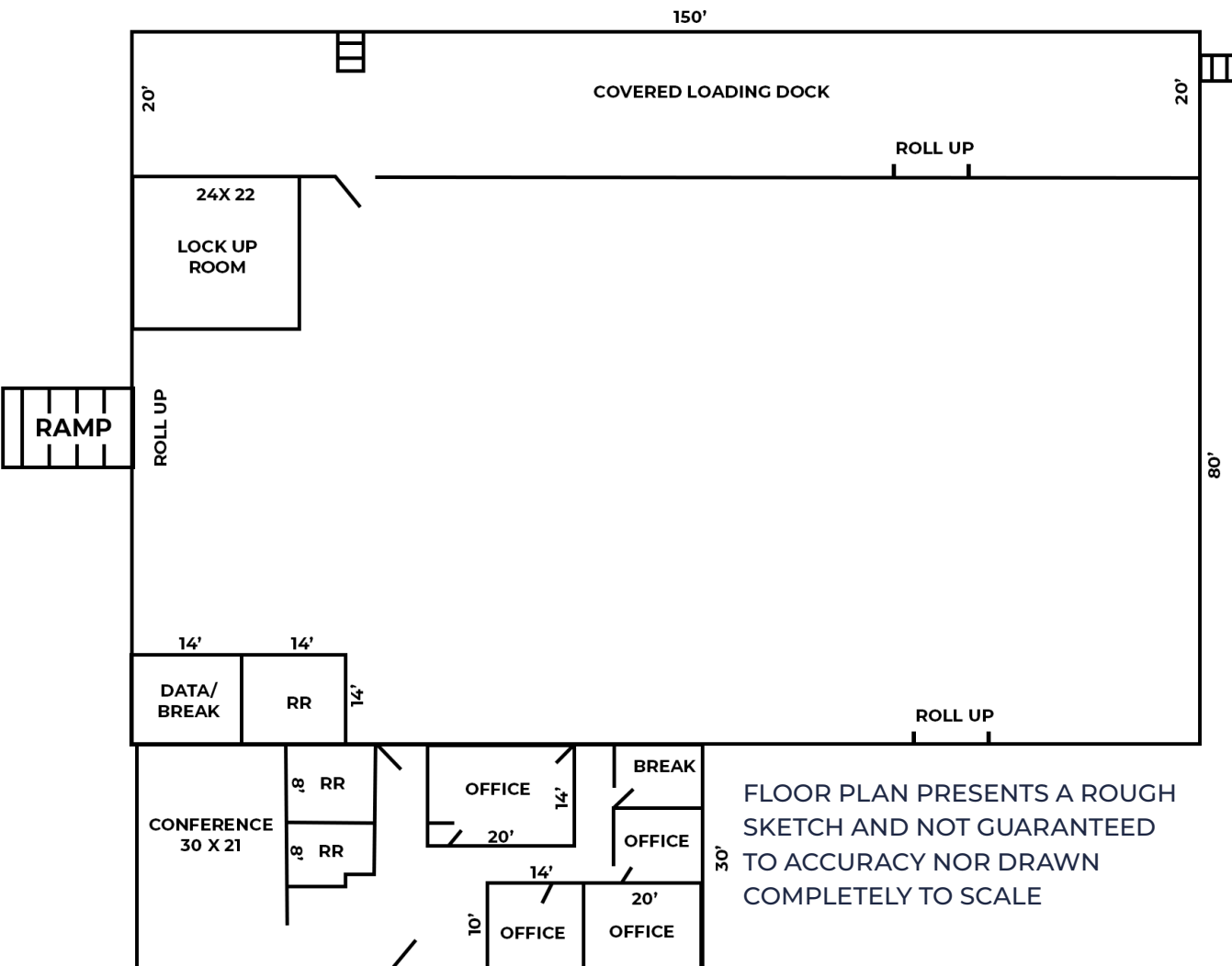
Located less than 0.5 miles from I-10 with excellent access for trucks.



Visibility

Great visibility with frontage on I-10





FLOOR PLAN PRESENTS A ROUGH SKETCH AND NOT GUARANTEED TO ACCURACY NOR DRAWN COMPLETELY TO SCALE

DISTANCES TO NOTABLE LOCATIONS

I-65

I-10

Mobile Downtown Airport

Port of Mobile

APM Terminals

5± miles

0.5± miles

8.5± miles

12± miles

10.5± miles

Distance measured as drive time



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

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