



## **3404 Moffett Rd**

3404 Moffett Rd, Mobile, AL 36607

### **Robert Denenberg**

4D Capital Group  
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(469) 867-9723



# 3404 Moffett Rd

Upon Request

Strategically located on busy Moffett Road and I 65 in Mobile, AL, this versatile multi-suite warehouse property offers excellent visibility, flexible configurations, and fresh renovations.

Suite A features a professional-grade showroom, private offices, and attached warehouse—ideal for businesses needing a polished customer-facing space with back-end functionality.

Suites B, C, D, and E are traditional warehouses, perfect for storage, logistics, light manufacturing, or trades. The warehouse areas have been recently renovated and offer the ability to expand or combine suites...

- Location, Location, Location, Amazing Visibility.
- On I-65 Frontage Road and US Route 98.
- Versatile Multi Suite Warehouse.
- 12 minutes to Downtown Mobile and the port of Mobile.
- Newly renovated.
- Multiple ingress and egress points.



Rental Rate:	Upon Request
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Total Space Available:	77,000 SF
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Max. Contiguous:	60,000.00 SF
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Property Type:	Industrial
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Property Subtype:	Distribution
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Rentable Building Area:	100,000 SF
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Year Built:	1959
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Rental Rate Mo:	Upon Request
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### 1st Floor Ste A

Space Available	17,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Office Size	6,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

10,000 SF of pure warehouse, 3,000 SF office/showroom, 3,000 SF office space upstairs, 2 private offices and an area where you can set up desk/chairs. 1,500 SF auxiliary building included.

### 1st Floor Ste B

Space Available	25,000 SF
Rental Rate	Upon Request
Contiguous Area	60,000 SF
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

The warehouse areas have been recently renovated and offer the ability to expand or combine suites to suit larger operational needs.

### 1st Floor Ste C

Space Available	25,000 SF
Rental Rate	Upon Request
Contiguous Area	60,000 SF
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

The warehouse areas have been recently renovated and offer the ability to expand or combine suites to suit larger operational needs.

### 1st Floor Ste D

Space Available	10,000 SF
Rental Rate	Upon Request
Contiguous Area	60,000 SF
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

The warehouse areas have been recently renovated and offer the ability to expand or combine suites to suit larger operational needs.

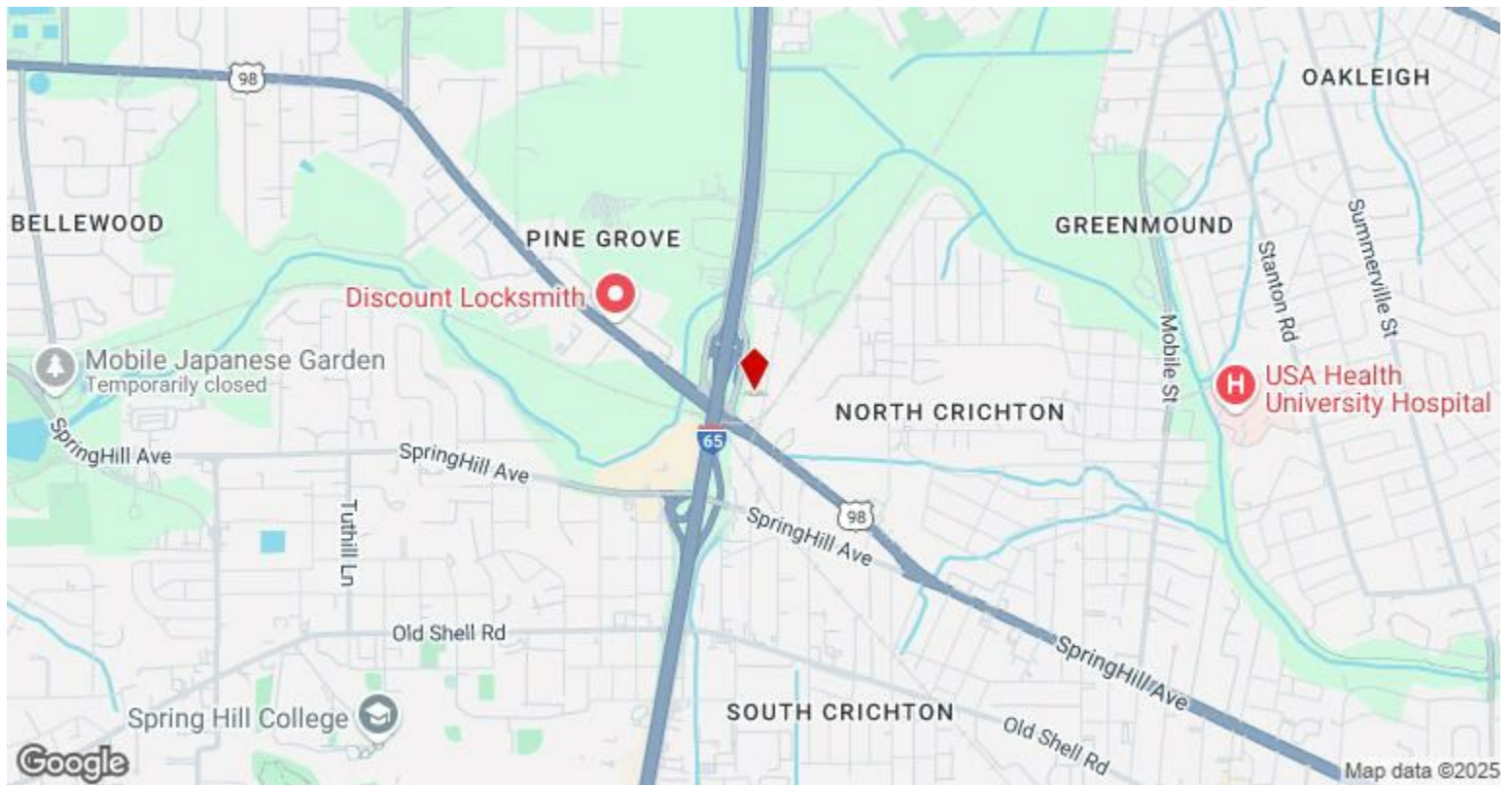
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
American Freight Furniture And Mattress	-	June 2014
Metalrays, LLC	-	October 2025
Mobile Press-Register	-	
Seven Blacksmiths	-	March 2025
Smart Start	-	
Ultimate Audio & Fabrication	-	June 2030





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Suites B, C, D, and E are traditional warehouses, perfect for storage, logistics, light manufacturing, or trades. The warehouse areas have been recently renovated and offer the ability to expand or combine suites to suit larger operational needs.

With easy access to I-65, high traffic counts, and generous parking, 3404 Moffett Rd delivers the ideal combination of location, flexibility, and function for a growing business.

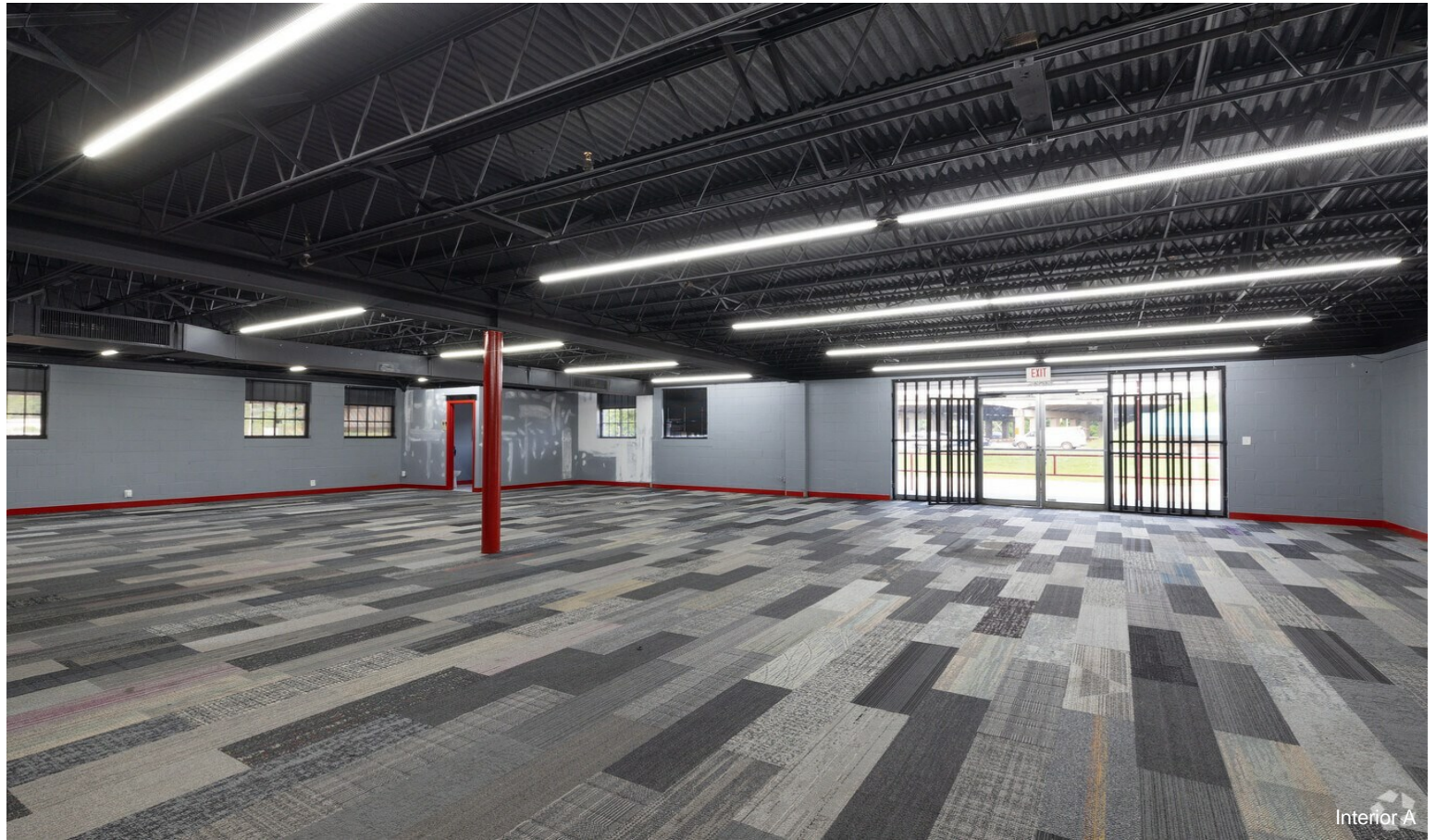


## Property Photos



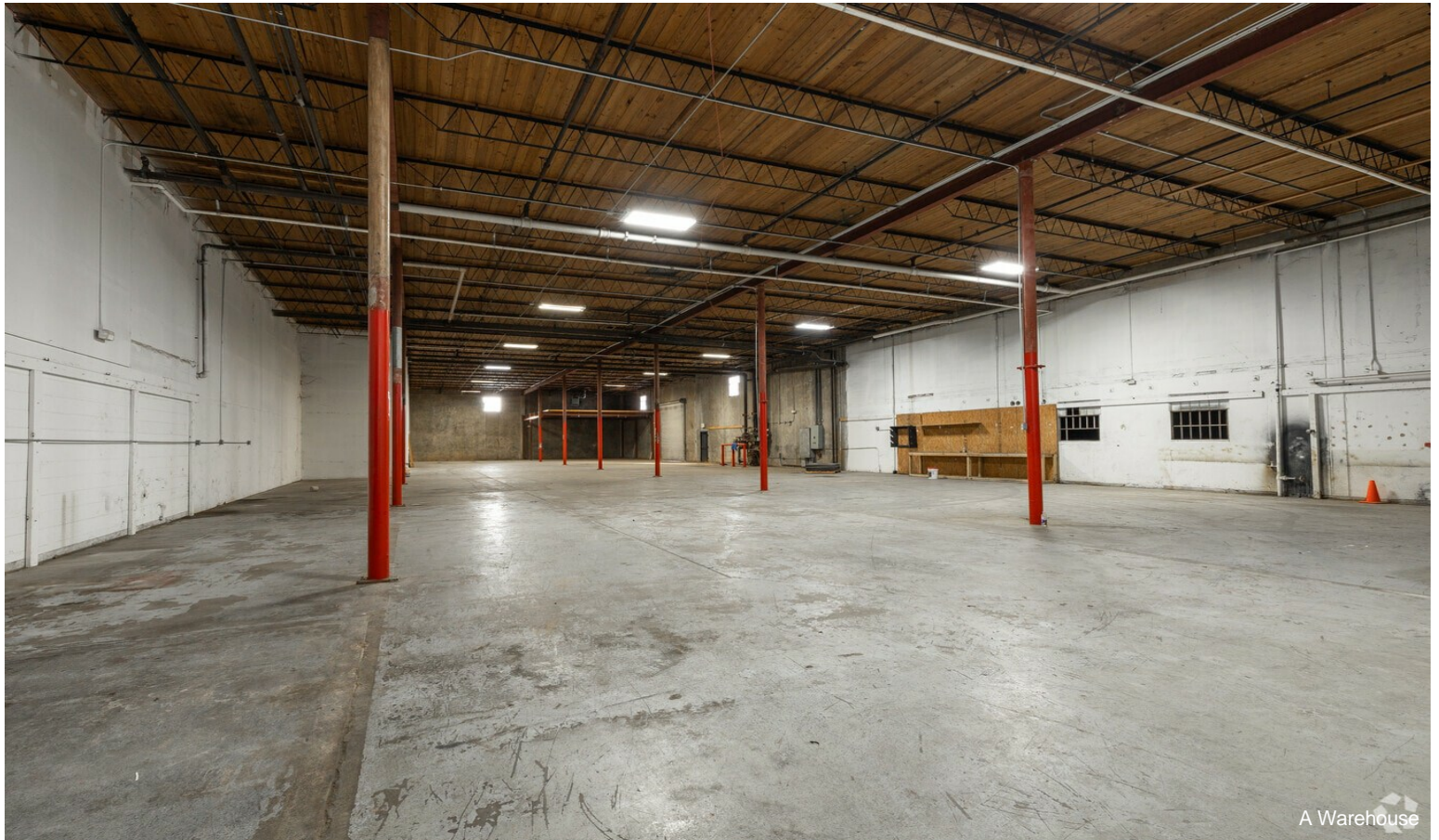


## Property Photos





## Property Photos



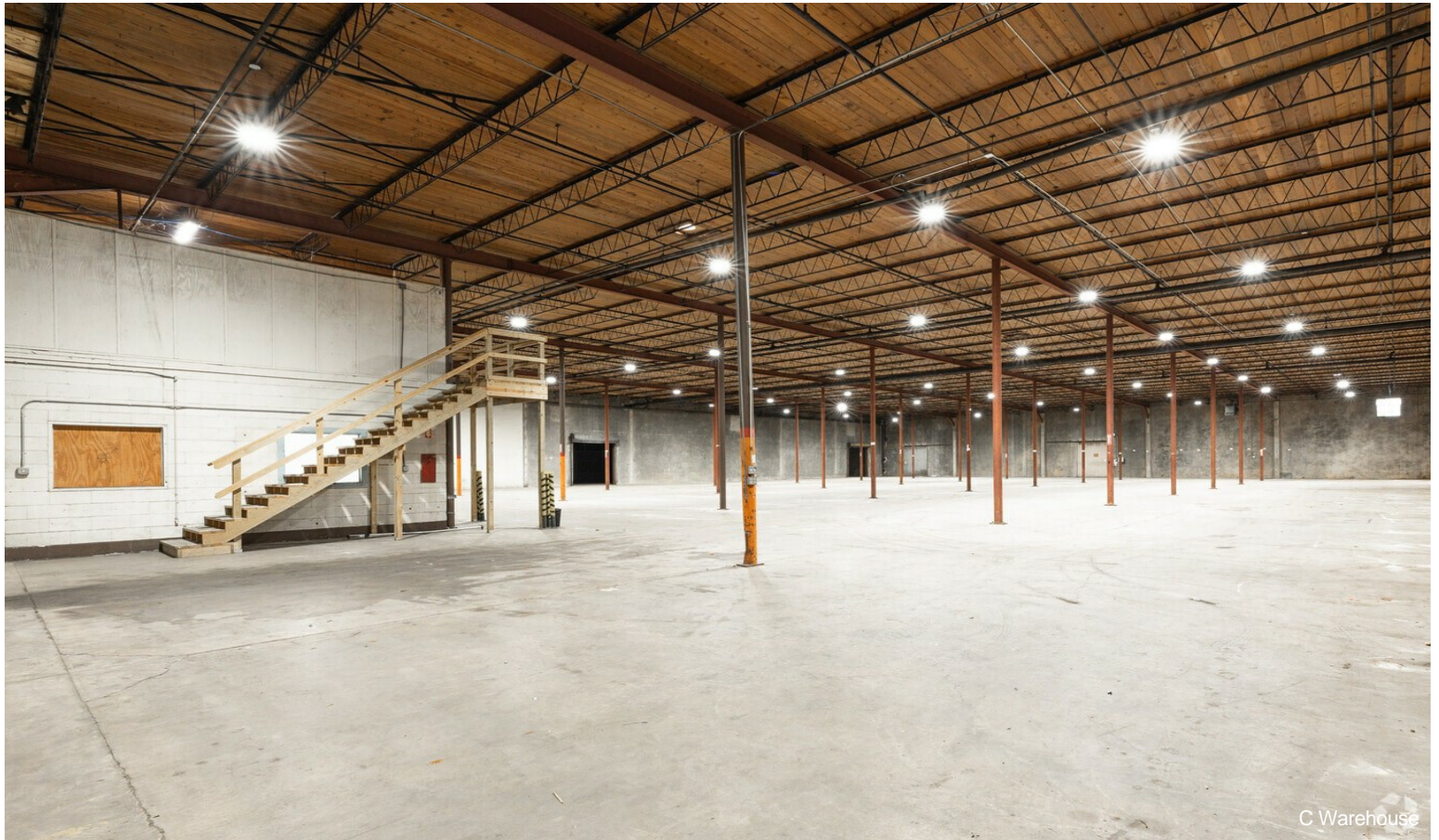


## Property Photos



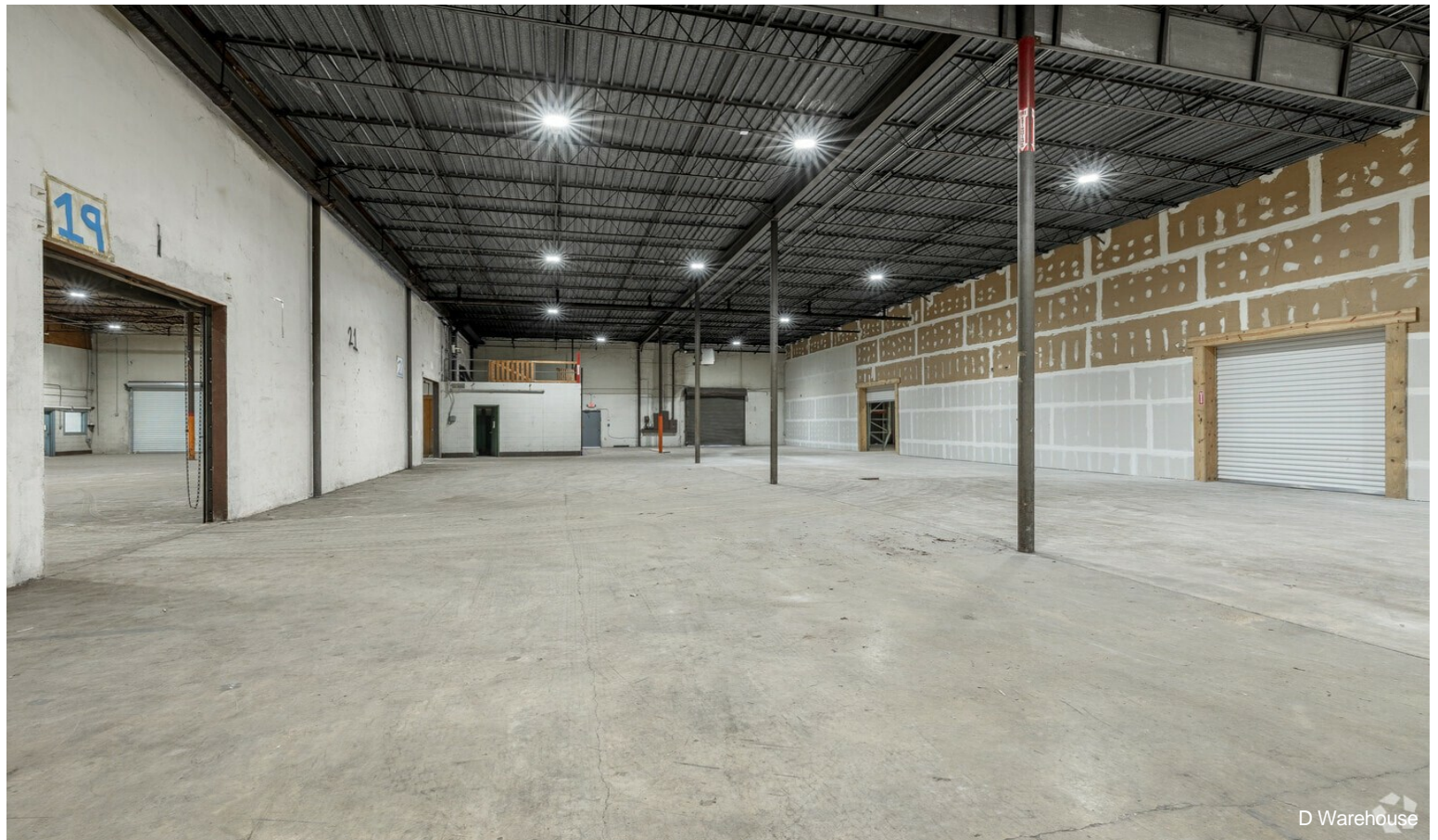
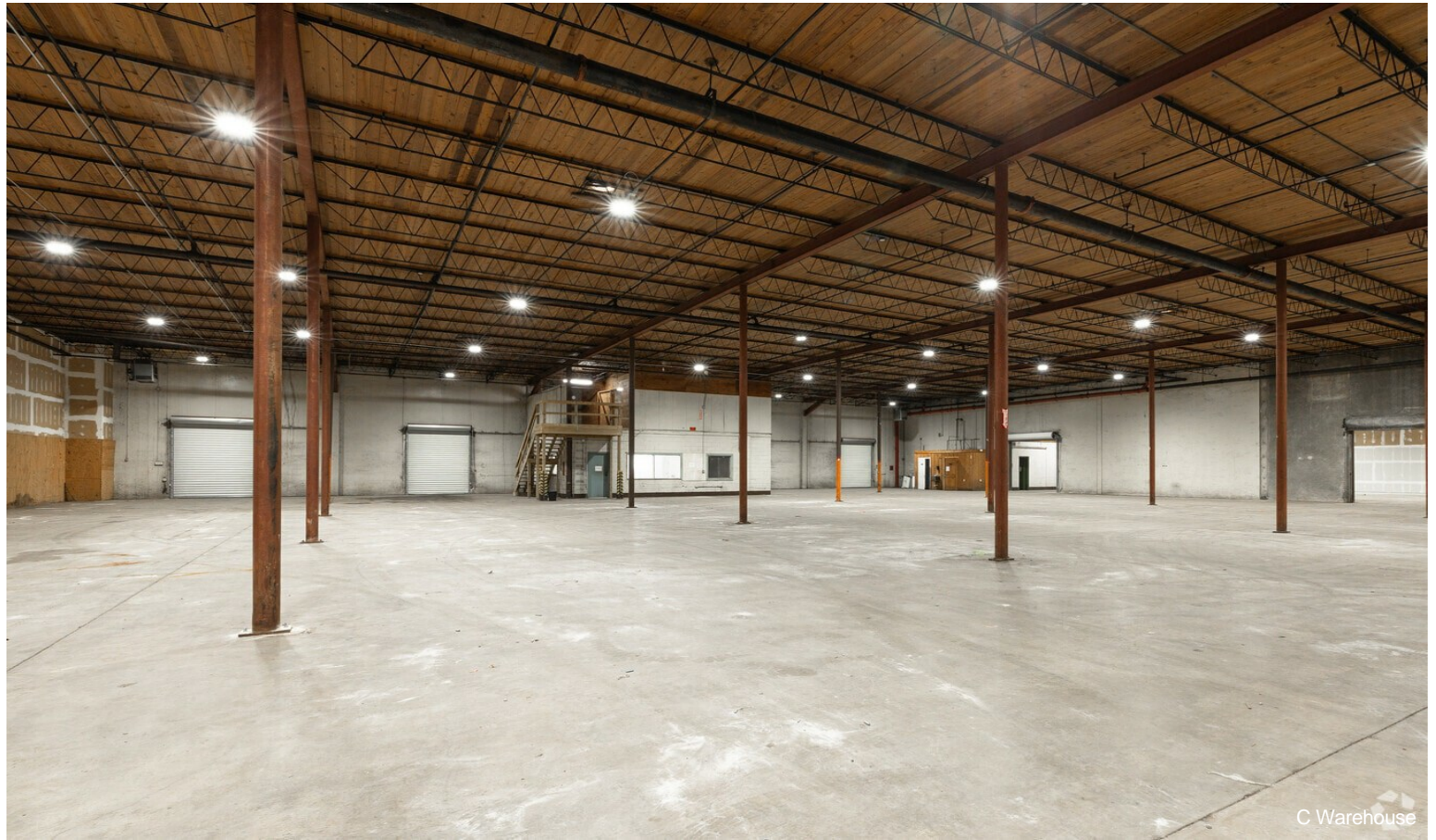


## Property Photos



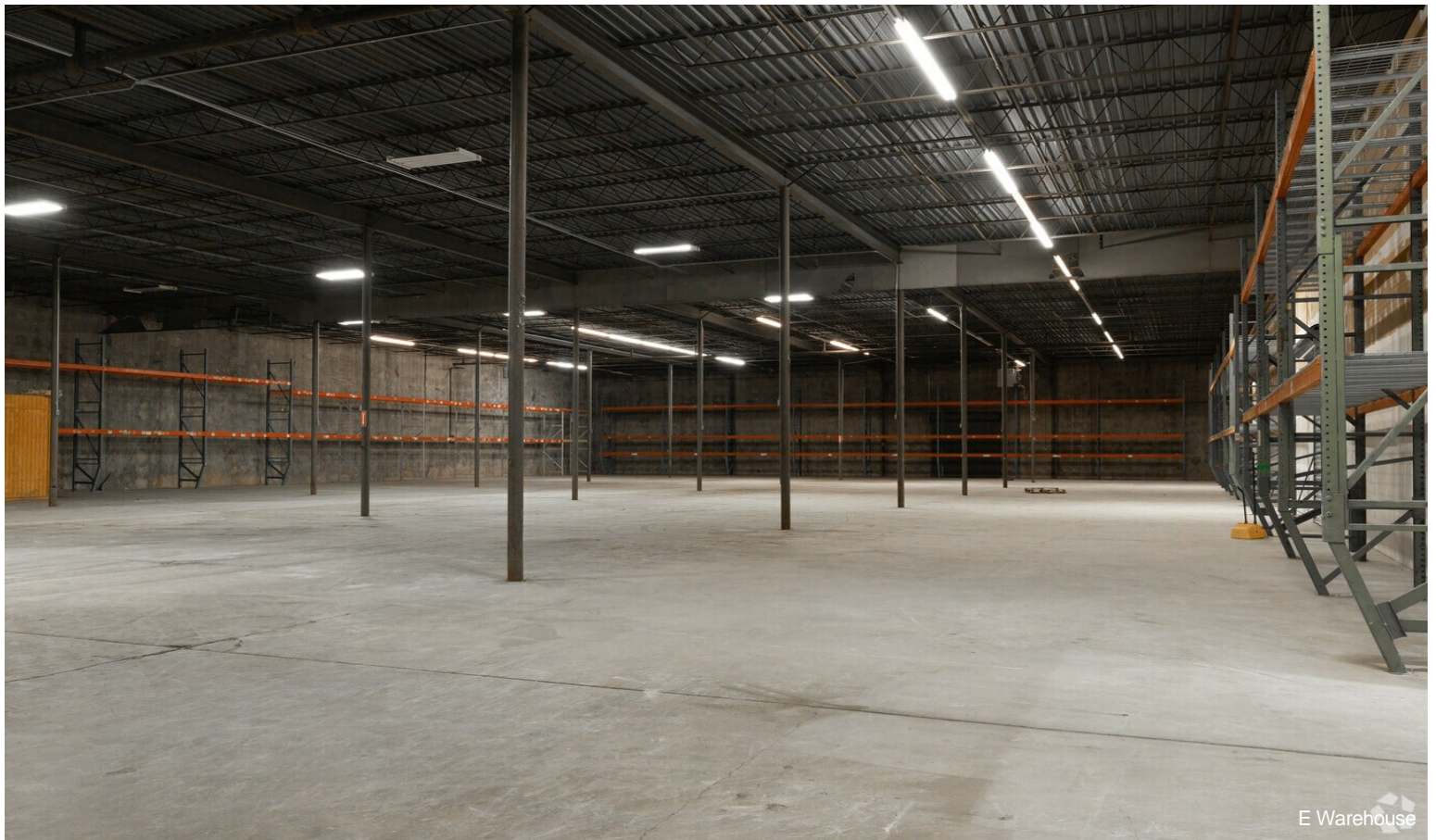


## Property Photos





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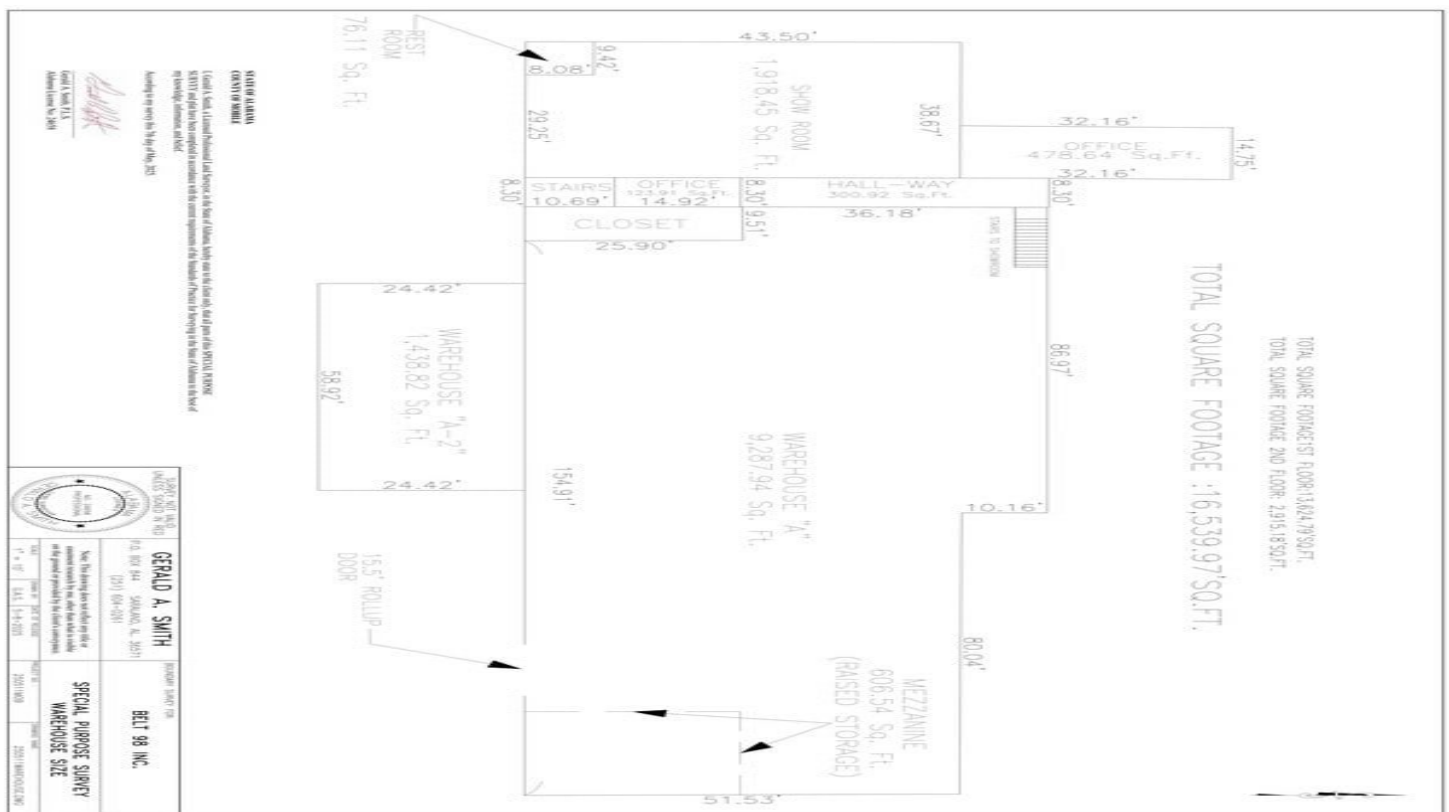


## Property Photos





## An aerial photograph looking down on a large, rectangular industrial building. The building's roof is made of light-colored metal panels, many of which are heavily weathered, rusted, and peeling, revealing a darker material underneath. There are several small, dark, rectangular objects, possibly vents or skylights, scattered across the roof. To the left of the main building is a smaller, narrower structure with a similar roof. In front of the building is a large, paved parking lot with a few cars parked. To the right of the building, there are railroad tracks running parallel to the property. The background is filled with a dense forest of green trees. The overall scene suggests an old, possibly abandoned or in need of renovation industrial facility.





Property Photos

FIELD DATE 4-28-25

- 1.) OFFICE 1,369.72 Sq.Ft.
- 2.) OFFICE 139.36 Sq.Ft.
- 3.) OFFICE 234.72 Sq.Ft.
- 4.) OFFICE 216.37 Sq.Ft.
- 5.) BATH 120.40 Sq.Ft.
- 6.) BATH 213.5 Sq.Ft.
- 7.) OFFICE 297.25 sQ.ft.
- 8.) STAIRS/ HALL 174.25 Sq. Ft.
- 9.) HALL 149.61 Sq. Ft.



TOTAL SQUARE FOOTAGE 2ND FLOOR: 2,915.18'SQ.FT.

STATE OF ALABAMA

COUNTY OF MOBILE

I, Gerald A. Smith, a Licensed Professional Land Surveyor, in the State of Alabama, hereby state to the client only, that all parts of this SPECIAL PURPOSE SURVEY and plan have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey this 7th day of May, 2025.

*[Signature]*  
Gerald A. Smith, P.L.S.  
Alabama License No. 24658



**GERALD A. SMITH**  
P.O. BOX 844 SARALAND, AL. 36571  
(251) 604-0261

Note: This drawing does not reflect any title or easement research by me, other than what is visible on the ground or provided by the client's conveyance.

SCALE: 1" = 10'    DRAWN BY: G.A.S.    DATE OF RELEASE: 5-8-25

BOUNDARY SURVEY FOR:

**BELT 98 INC.**

**UPSTAIRS OFFICE SPACE WAREHOUSE "A"**

PROJECT NO.: 250511MOB    DRAWING NAME: 250511WAREHOUSE.DWG