



Property Brochure

8,284 SF Offices / Warehouse

3168 Midtown Park S
Offices / Warehouse w Laydown Yard
Mobile, AL 36606

Prepared By: *Pratt Thomas, President*
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PROPERTY INFORMATION

Address: 3168 Midtown Park S, Mobile, AL 36606

Market: Mobile County

Bldg: 4,855SF Offices + 3,429 SF Warehouse w Fenced Laydown Yard

Lot Size: 0.89 Acres

Total Bldg: 8,284 SF

Traffic Count: DTC I-65 = 96,438, DTC Dauphin St = 34,266

Frontage: 86'

Zoning: B -3 – Flexible zoning for a wide variety of uses

Utilities: All utilities are available

**Roads/
Major
Inter-
sections:** This property is located 0.5 miles (3 minutes) from the I-65 with a DTC = 96,438.
Midtown Park W @ Dauphin St DTC = 34,266.

US Highway 98 is 1.5 miles (5 minutes) away and connects with Pensacola linking Mobile County with Northwest Florida.

***For Lease: \$12 / SF NN
\$8,284 / month
Tenant pays utilities***

Managed & Leased by: Merrill P. Thomas Co., Inc.
Note: Owner is a licensed Alabama Real Estate Broker.

**Possible
Uses:**

Ideal Uses Include: Last-mile distribution center or local delivery hub; E-commerce fulfillment or 3PL providers; Construction/trade service HQ; Light manufacturing or assembly; Showroom with integrated warehouse; High-value or specialty storage - *(Office area serves as secure client reception)*

**Detailed
Property
Description:**

Versatile Office/Warehouse w Laydown Yard – Ideal for Multiple Uses in Prime Midtown Location!

This is a rare opportunity to position your business in one of Midtown Mobile's most strategic locations. Whether you're expanding, relocating, or launching a new operation, this space delivers the flexibility, access, and visibility your business needs to thrive. This freshly updated and well-maintained property offers the perfect blend of office and warehouse space in one of Midtown Mobile's most accessible areas. With excellent accessibility, this site is ideally suited for a variety of businesses looking to optimize local logistics and service delivery.

Property Highlights:

Total Size: 8,284 SF (4,855 SF Office + 3,429 SF Warehouse) on 0.89 Acres w Fenced Laydown Yard

Office Features:

Suite A = 1,140 SF

- Currently occupied, owner will paint and install new flooring

Suite B = 570 SF

- Open floor plan, 1 restroom, fresh interior paint, new flooring

Suite C = 501 SF

- 3 Private offices, 1 restroom, fresh interior paint, new flooring

Suite D = 2,644 SF

- 12 Private offices, reception area & foyer, conference room, kitchen, file room and 4 restrooms
- Newly painted interior with new carpeting throughout the office area

Warehouse Features:

- Adaptable space for multiple operational needs
- 2 Ground level doors
- Clean and functional layout
- Adaptable for light manufacturing, specialty storage, or distribution

Location & Accessibility:

- 0.8 miles (3 minutes) to I-65 | DTC = 96,438
- 1.5 miles (5 minutes) to US Hwy 98 – direct connection to Pensacola
- Midtown Park W @ Dauphin St nearby | DTC = 34,266
- 1.7 miles to The Shoppes at Bel Air
- Close proximity to retail, banks, restaurants, medical, and offices

Zoning: B-3– Flexible zoning for a wide variety of commercial and industrial uses

Parking: Fenced laydown yard, ample off-street parking with paved access

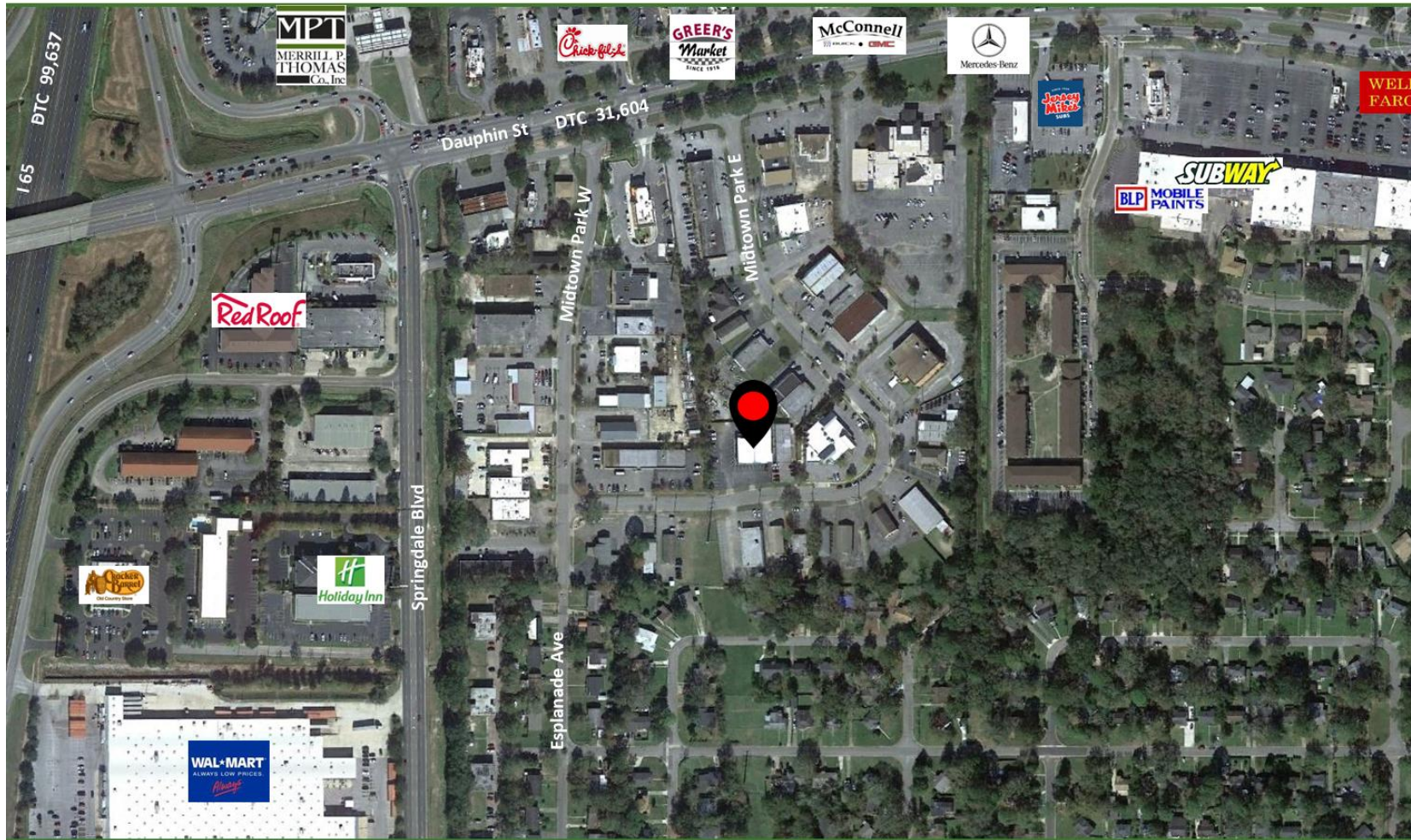
EXTERIOR PHOTOS



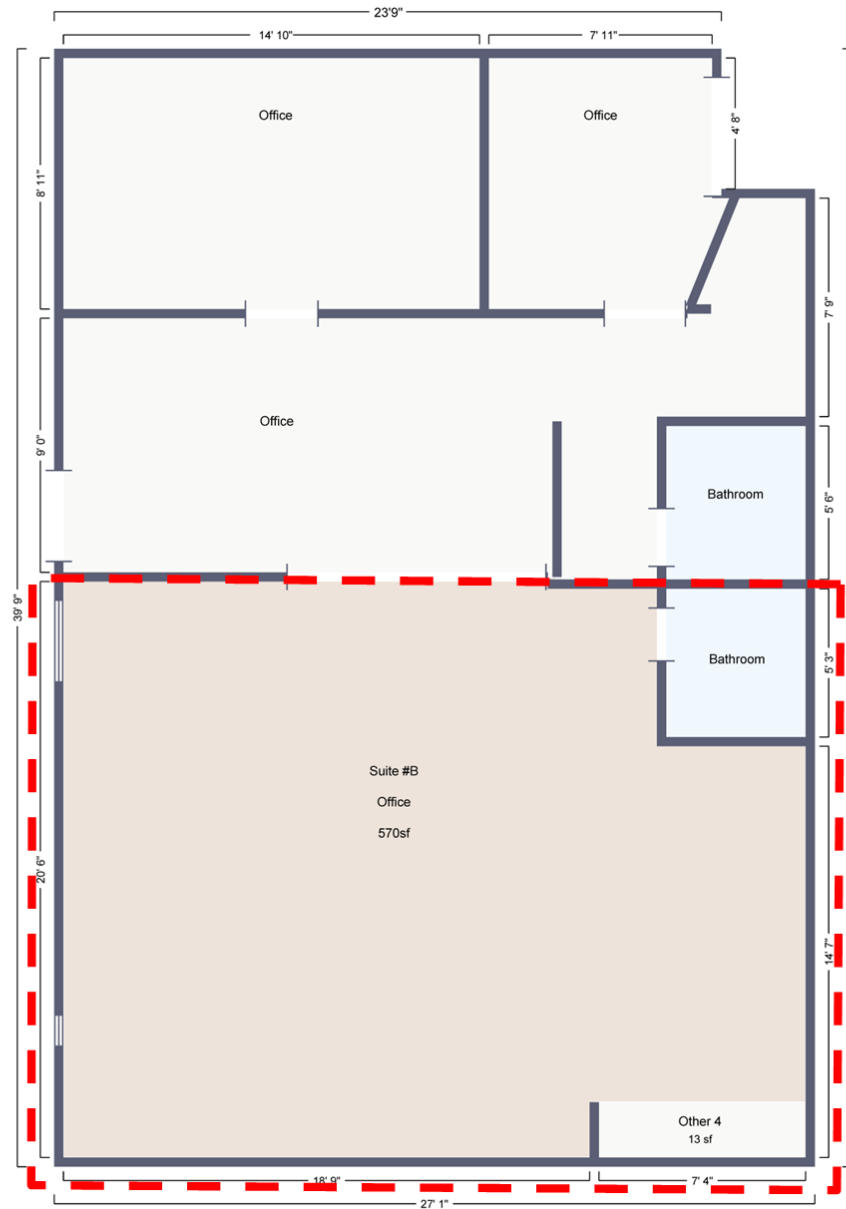
INTERIOR PHOTOS



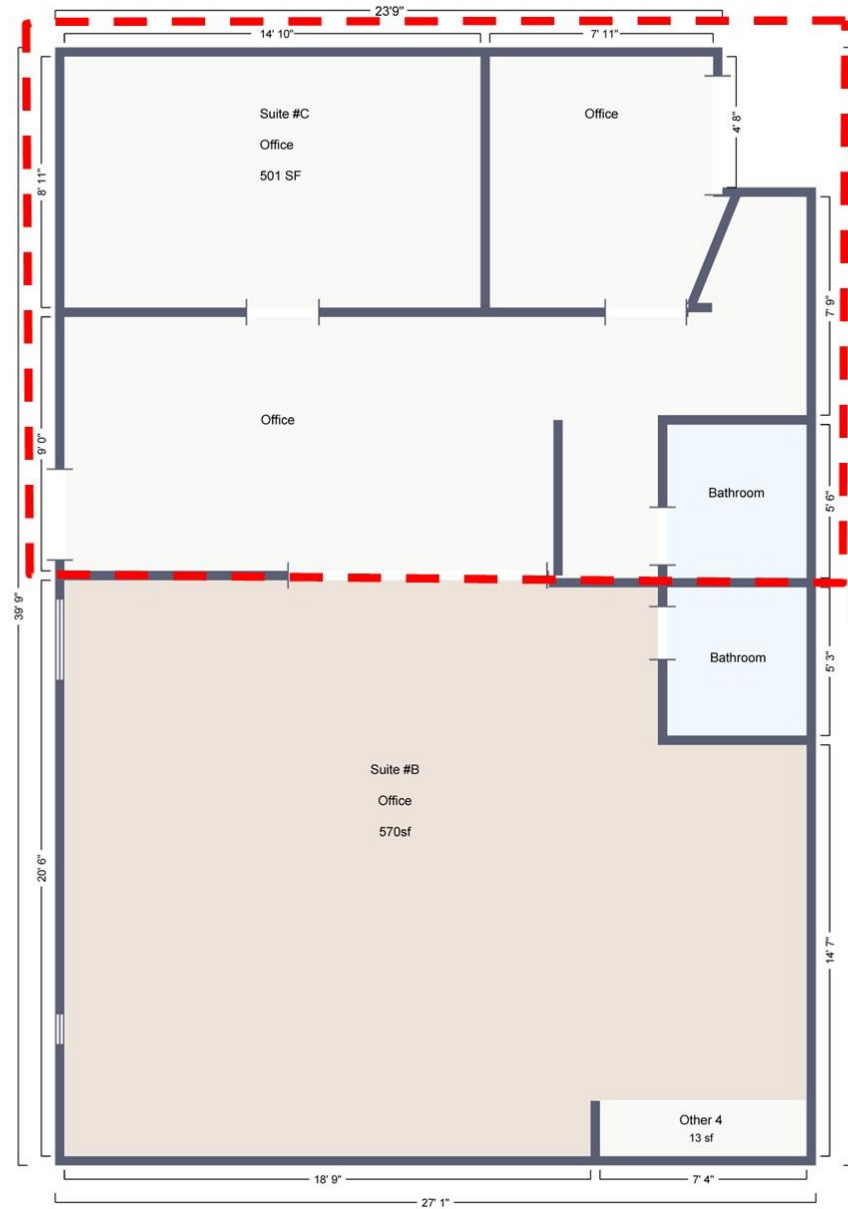
VICINITY MAP



FLOORPLAN #B

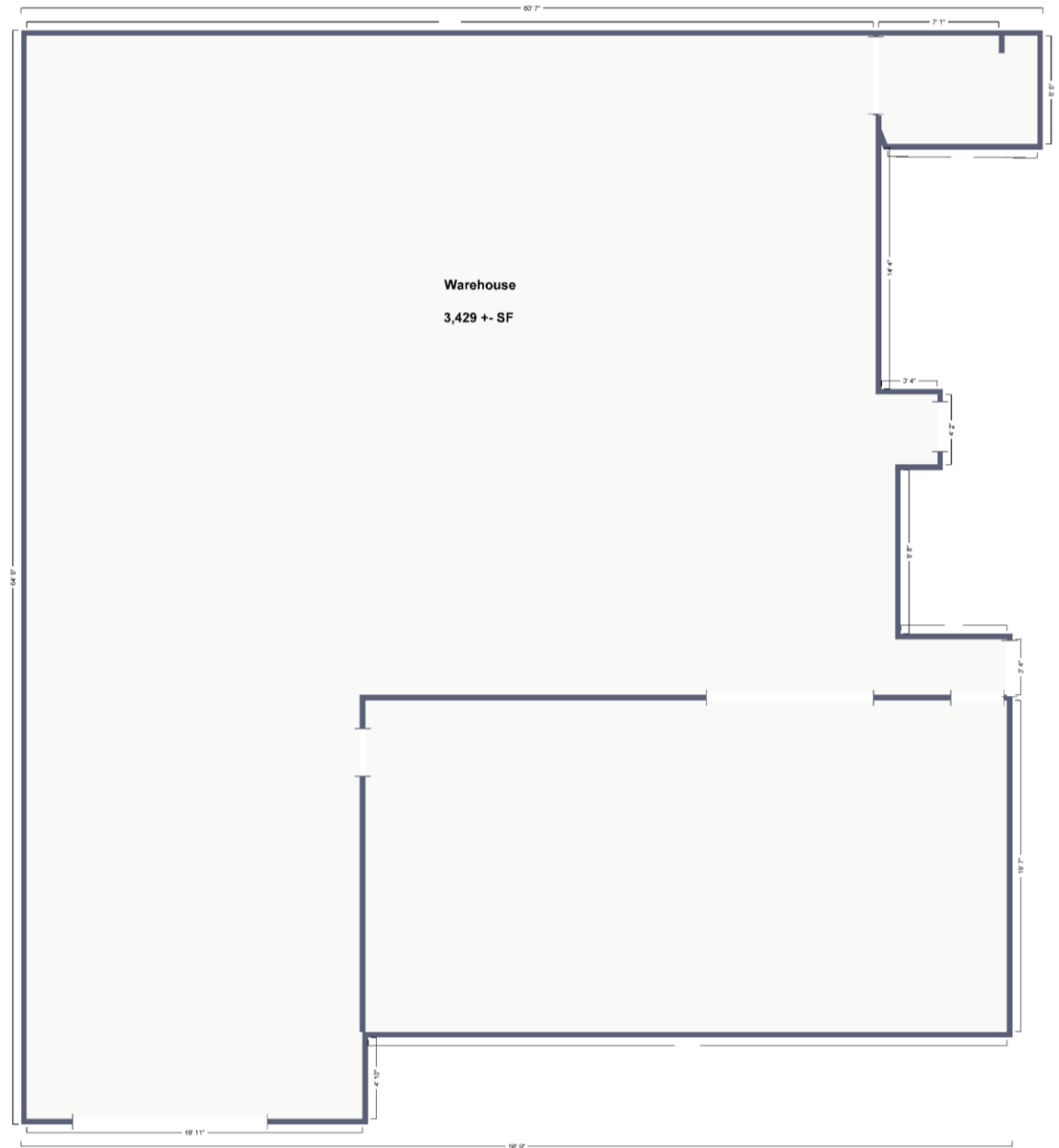


FLOORPLAN #C



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FLOORPLAN #E

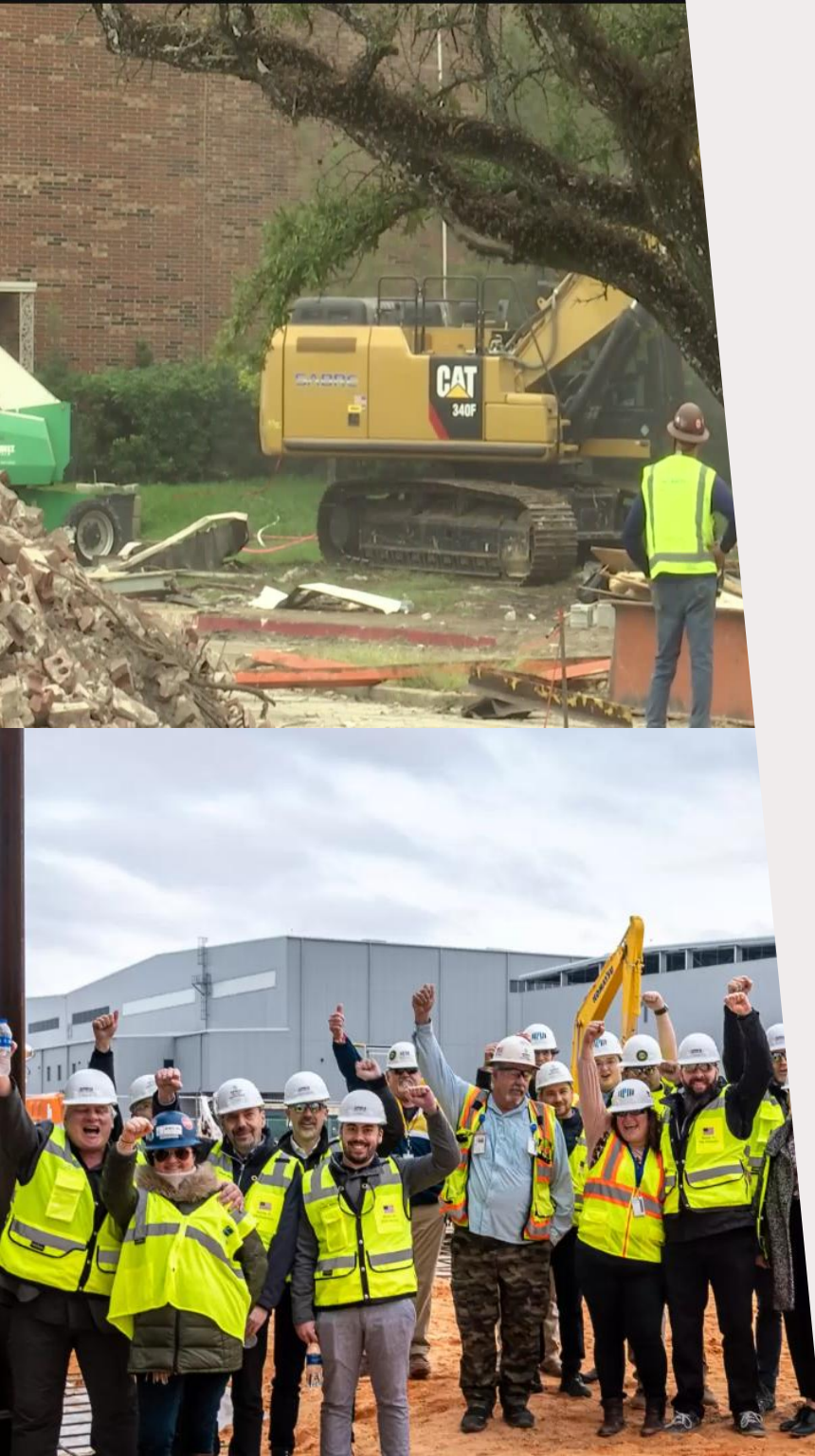


MOBILE COUNTY MARKET OVERVIEW

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.





CONTACT INFORMATION



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