

# FOR LEASE

UP TO 14,000± SF OFFICE/WAREHOUSE

6420 Wall Street | Mobile, Alabama



## PROPERTY DESCRIPTION:

- Building Size: 14,862± SF
- Lot Size: 2.38± AC
- Building can be subdivided
- Class A office space
- Climate controlled assembly/warehouse area
- Ample private parking
- Prime location in upscale west Mobile office park
- Ideal for specialized users such as aerospace engineering and assembly
- Easy access from Hillcrest Rd at Wall St (lighted intersection) and Timbers Dr
- Less than 1.5 miles from University of South Alabama and USA Health Providence Hospital

**LEASE RATE: \$13.50/SF NNN**

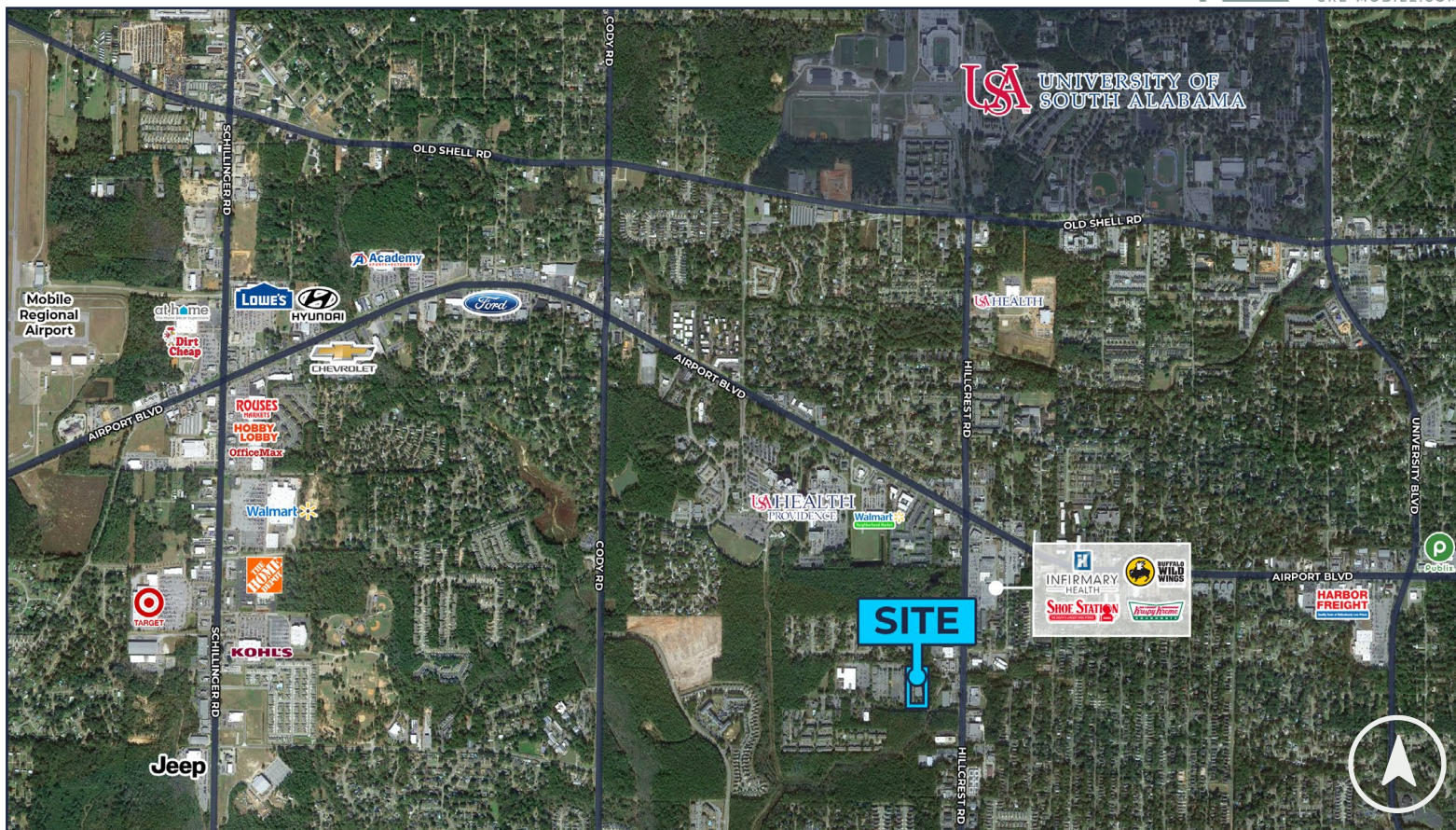


**CLIMATE CONTROLLED WAREHOUSE  
ROLL UP DOOR**

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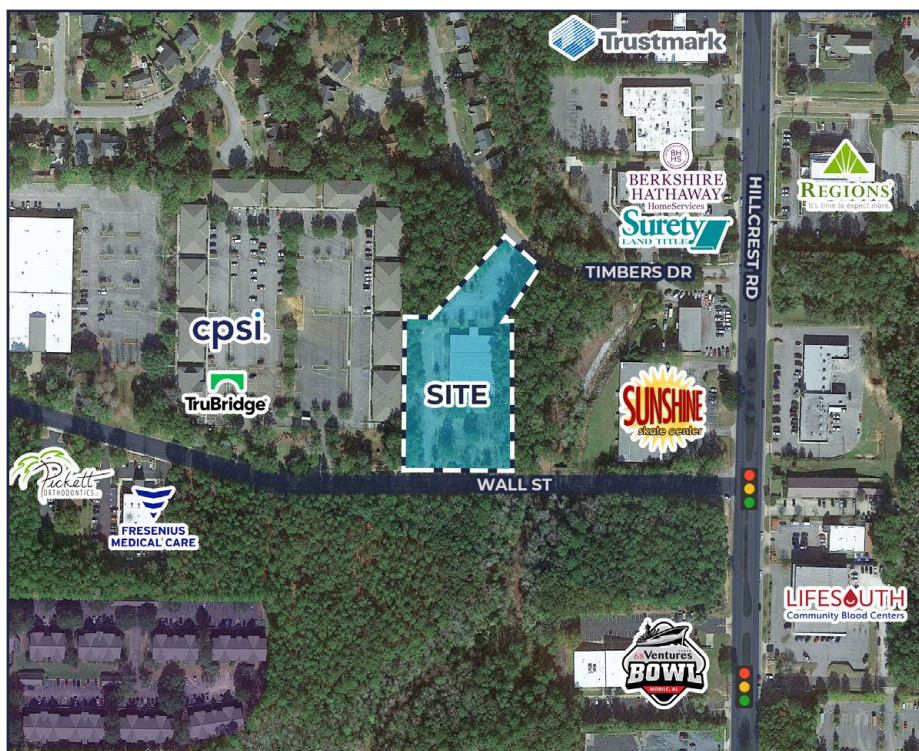
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**Location Description:**

The subject property is located off of a vibrant commercial corridor in the west Mobile area. It is surrounded by retail, office and residential neighborhoods. Proximate to Interstates 65, 10 & 110, Mobile Regional Airport, the University of South Alabama, banks, shopping and more. Subject is located in the highest income area of Mobile. The area continues to grow at a 0.50% annual growth rate in the one mile radius. There are more than 7,000 businesses in a five mile radius.

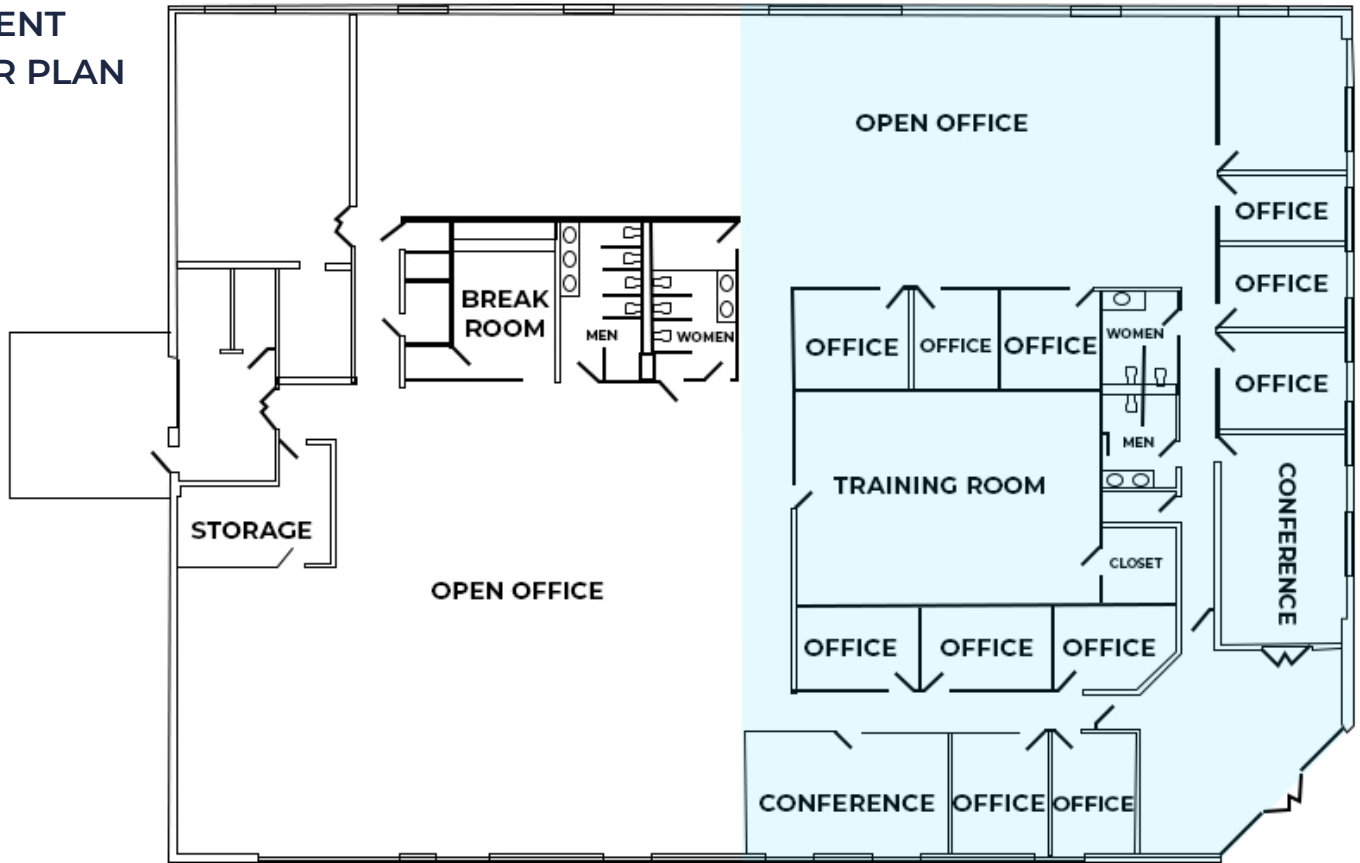
Airport Blvd.	0.7 miles
Grelot Rd.	0.8 miles
Schillinger Rd.	2.9 miles
Mobile Regional Airport	4.1 miles
I-65	4.4 miles
US HWY 90	5.1 miles
I-10	8.1 miles
Mobile Aeroplex at Brookley	10.1 miles
Downtown Mobile	10.6 miles
Baldwin County, AL	22.5 miles
Pensacola, FL	69.8 miles
New Orleans, LA	135 miles



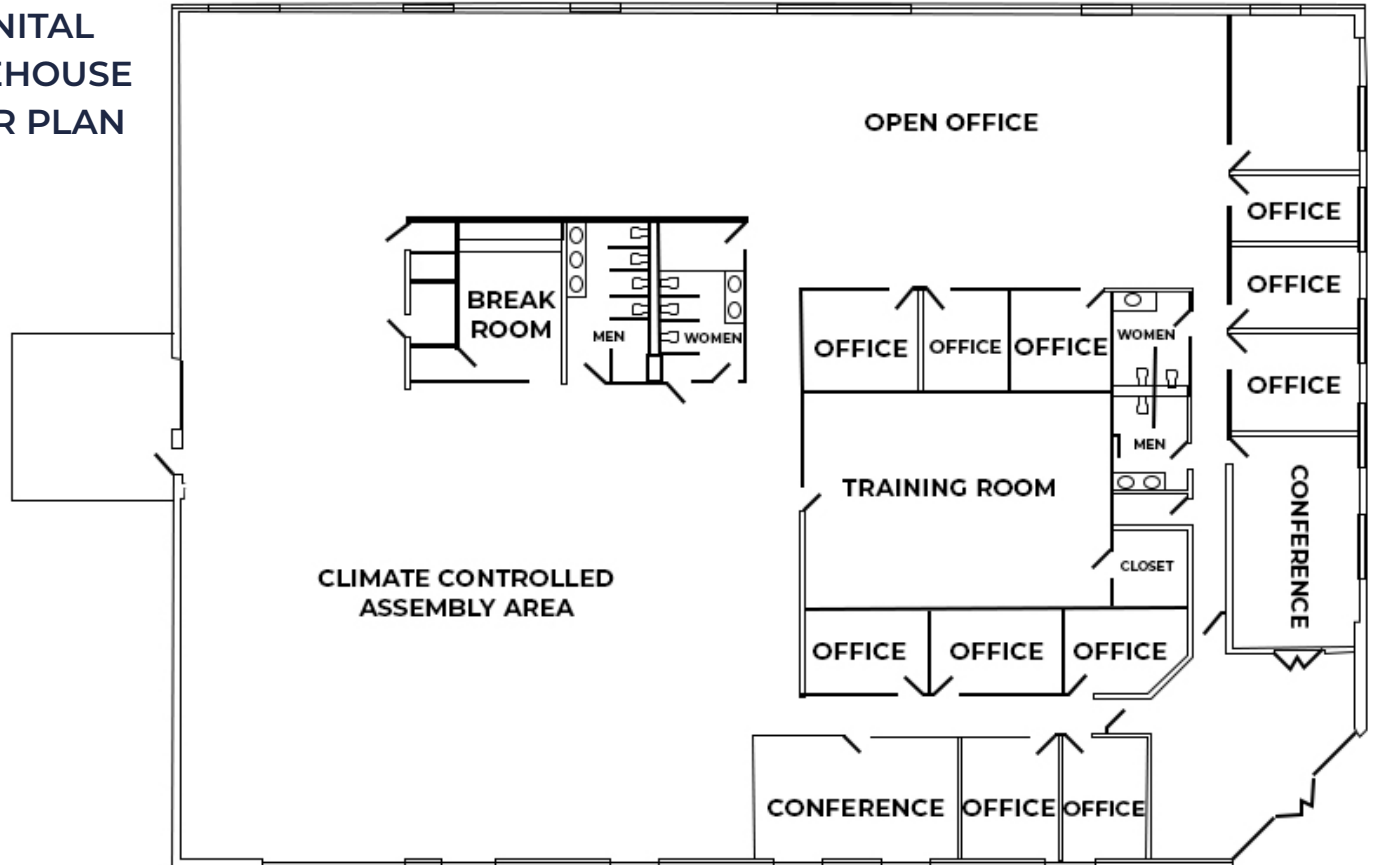


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**CURRENT FLOOR PLAN**



**POTENTIAL WAREHOUSE FLOOR PLAN**



OFFICE CAN BE SUBDIVIDED. THIS SHOWS A POSSIBLE LAYOUT. FLOOR PLAN MEASUREMENTS PRESENT A ROUGH SKETCH AND NOT GUARANTEED TO ACCURACY NOR DRAWN COMPLETELY TO SCALE

