

AVAILABLE

Up to 129,700±SF of Warehouse/Office Space
📍 3107 Halls Mill Road, Mobile, AL 36606



PROPERTY OVERVIEW

Conveniently located warehouse / office building with easy access to both I-10 and I-65. Property consists of five parcels totaling 22.35± acres with 9.66± acres fenced.

 **LOCATION**
3107 Halls Mill Road
Mobile, AL 36606

 **PRICING**
Contact Agent

 **BUILDINGS SIZE**
Total 129,700± SF
Warehouse 109,700± SF
(Partially Conditioned)
Office 20,000± SF

 **SITE SIZE**
22.35± Acres

 **CONSTRUCTION**
Walls Concrete / Metal
Floors Concrete

 **YEAR BUILT**
2003

 **CEILING HEIGHTS**
70,000± SF 30'
20,000± SF 20'
39,700± SF 12'

 **COLUMN SPACING**
35' x 65'

 **DOORS**
6 Dock-High
2 Drive-In

 **LIGHTING**
LED

 **SPRINKLER**
Yes / Wet with Fire Pump

 **SECURITY**
Fenced & Monitored System

 **POWER**
460 V - Three Phase

 **ESTIMATED OPERATING EXPENSES**
CAM \$0.10 PSF
Taxes \$0.58 PSF
Insurance \$0.47 PSF
Total (SF Basis) \$1.15 PSF

 **ZONING**
B-3 Community Business

 **RAIL ACCESS**
No

 **USE**
Former
Manufacturing & Distribution
(Crown Products)
Current
Warehousing & Distribution

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📍 220 Saint Michael St.
First Floor
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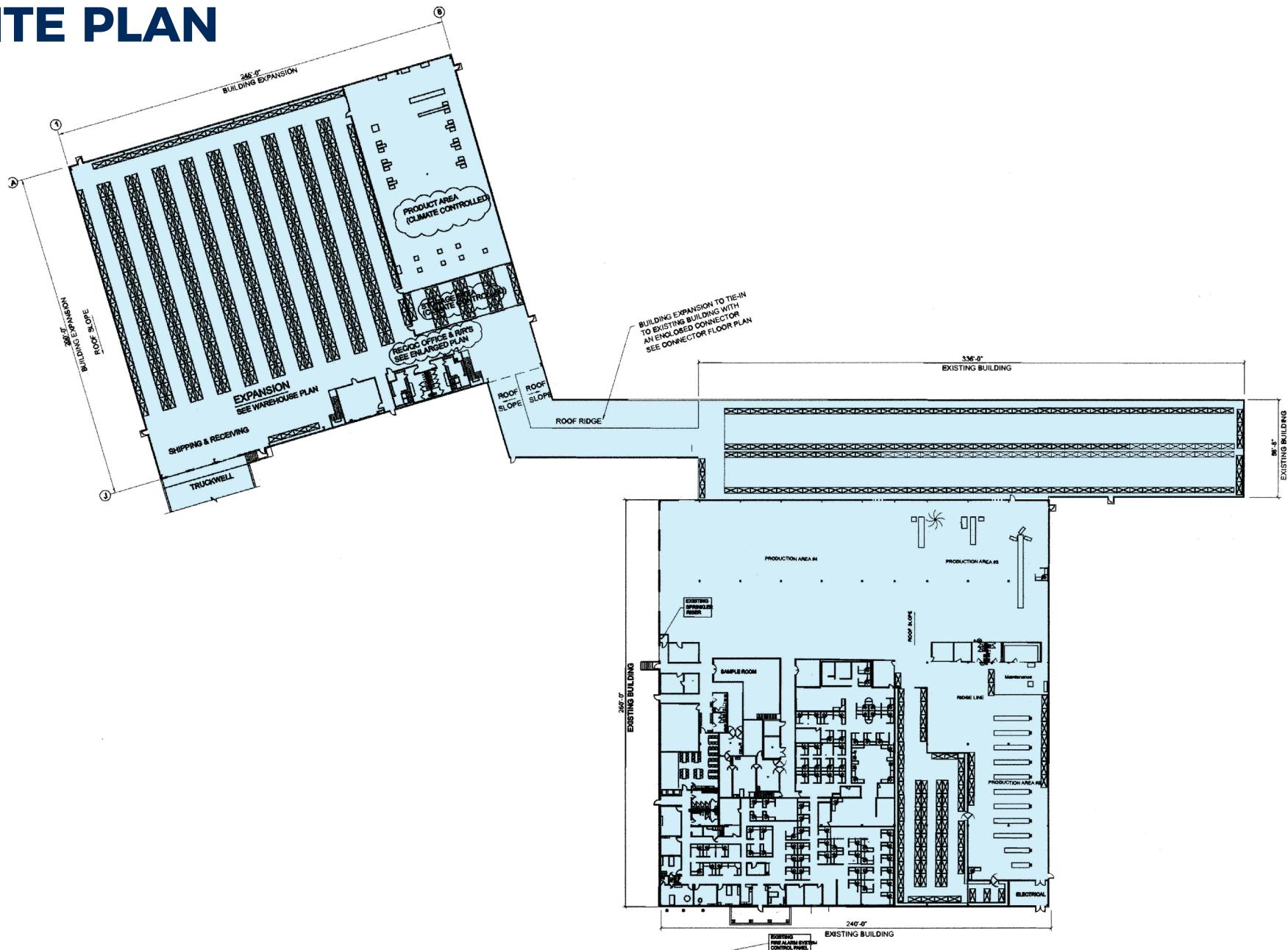
📍 PO Box 3086
Mobile AL 36652

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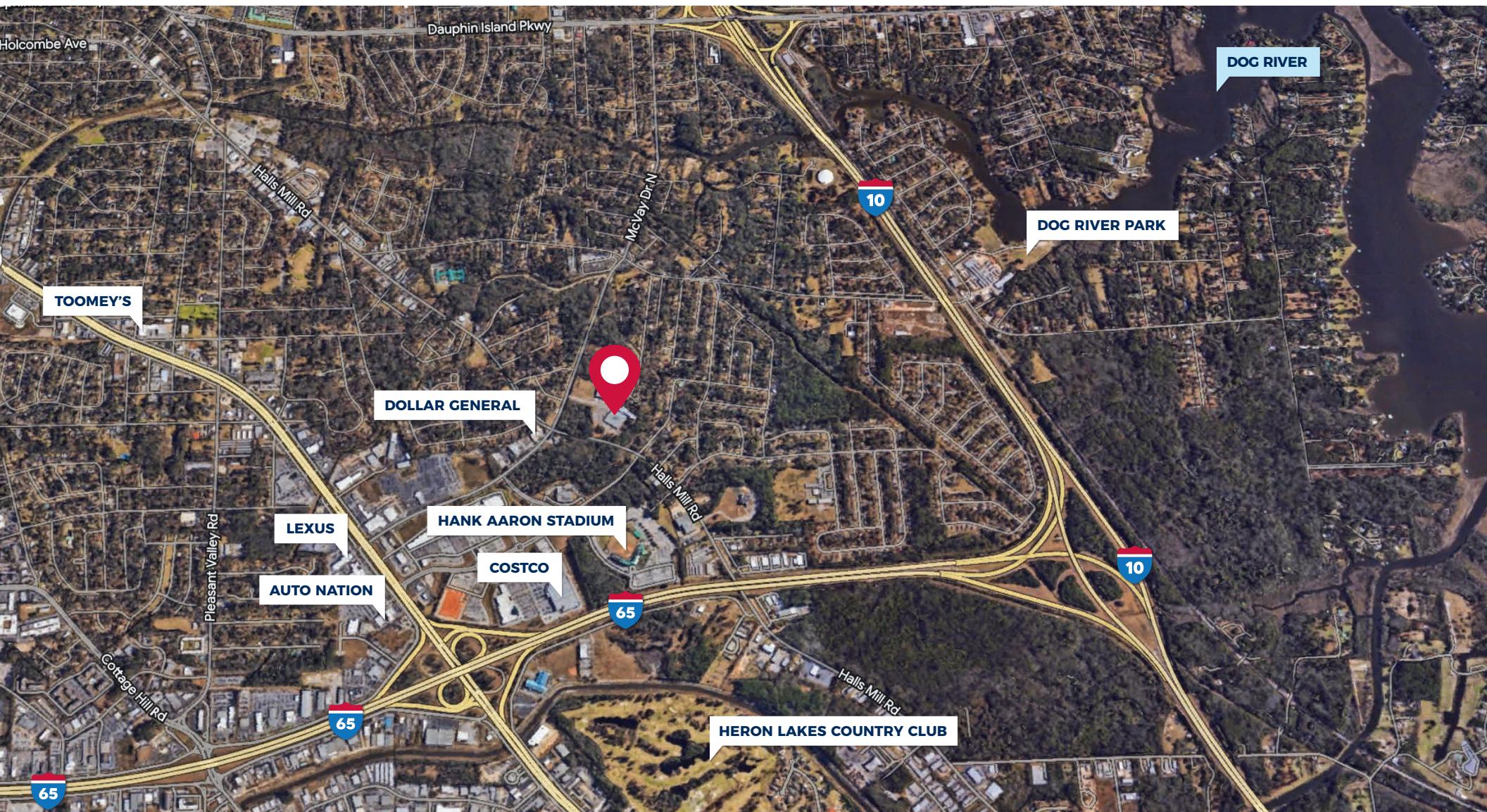
SITE PLAN



AERIAL



AREA MAP



ADDITIONAL PHOTOS

