



Port-Proximate Logistics Terminal – 20 Dock D

1865 Conception Street Rd, Mobile, AL 36603



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Port-Proximate Logistics Terminal – 20 Dock D

\$9.00 /SF/YR

1865 Conception St Rd | Mobile, AL
10,000 SF Logistics Terminal | Zoned I-1 Industrial

This high-functioning port-proximate logistics terminal is located minutes from the Port of Mobile with fast access to Interstates I-10, I-65, and I-165, making it ideal for freight, distribution, trucking, and port-related operations.

The facility features approximately 10,000 square feet of warehouse and office space supported by 20 dock-high loading doors, providing exceptional throughput capacity for high-volume shipping and receiving.

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- 20 dock-high doors + warehouse & office for fast freight turn-around
- Fenced truck, trailer & container yard with I-1 industrial zoning
- Minutes to Port of Mobile with immediate access to I-10, I-65 & I-165



Rental Rate:	\$9.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Truck Terminal
Rentable Building Area:	10,000 SF
Year Built:	1980
Rental Rate Mo:	\$0.75 /SF/MO

1st Floor

Space Available	10,000 SF
Rental Rate	\$9.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

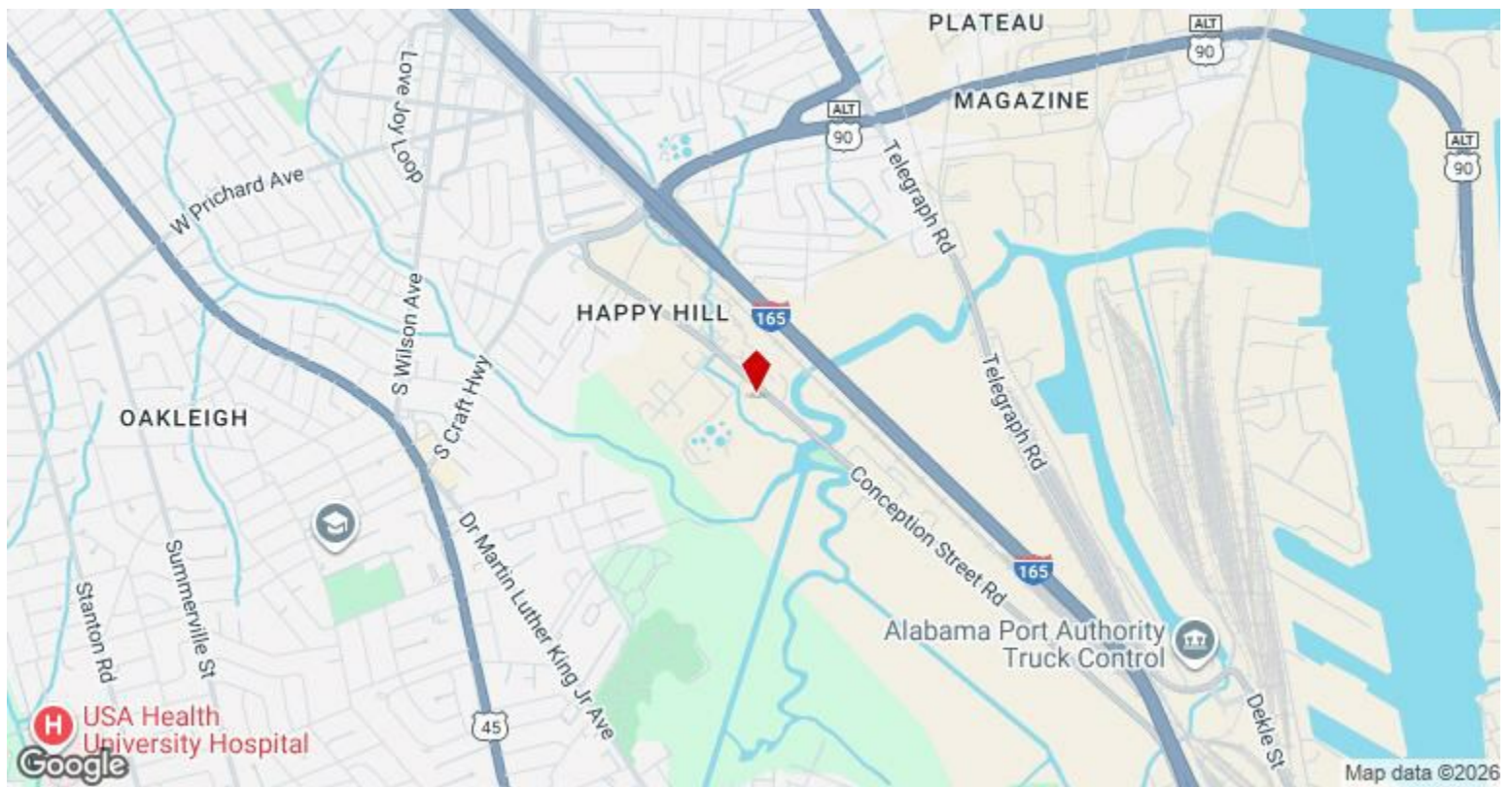
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Property Highlights

- 20 dock-high doors for fast turn-around
- Warehouse & office space under one roof
- Fenced truck, trailer & container yard
- Zoned I-1 Industrial – logistics, distribution, and port uses allowed
- Minutes to Port of Mobile & container terminals
- Immediate access to I-10, I-65 & I-165

This is a rare opportunity to secure a turn-key logistics terminal with dock-high capacity and IOS in a high-demand port and interstate market.

For Leasing Information: John David 251-605-3830 Johndavid@topratedconsultants.com



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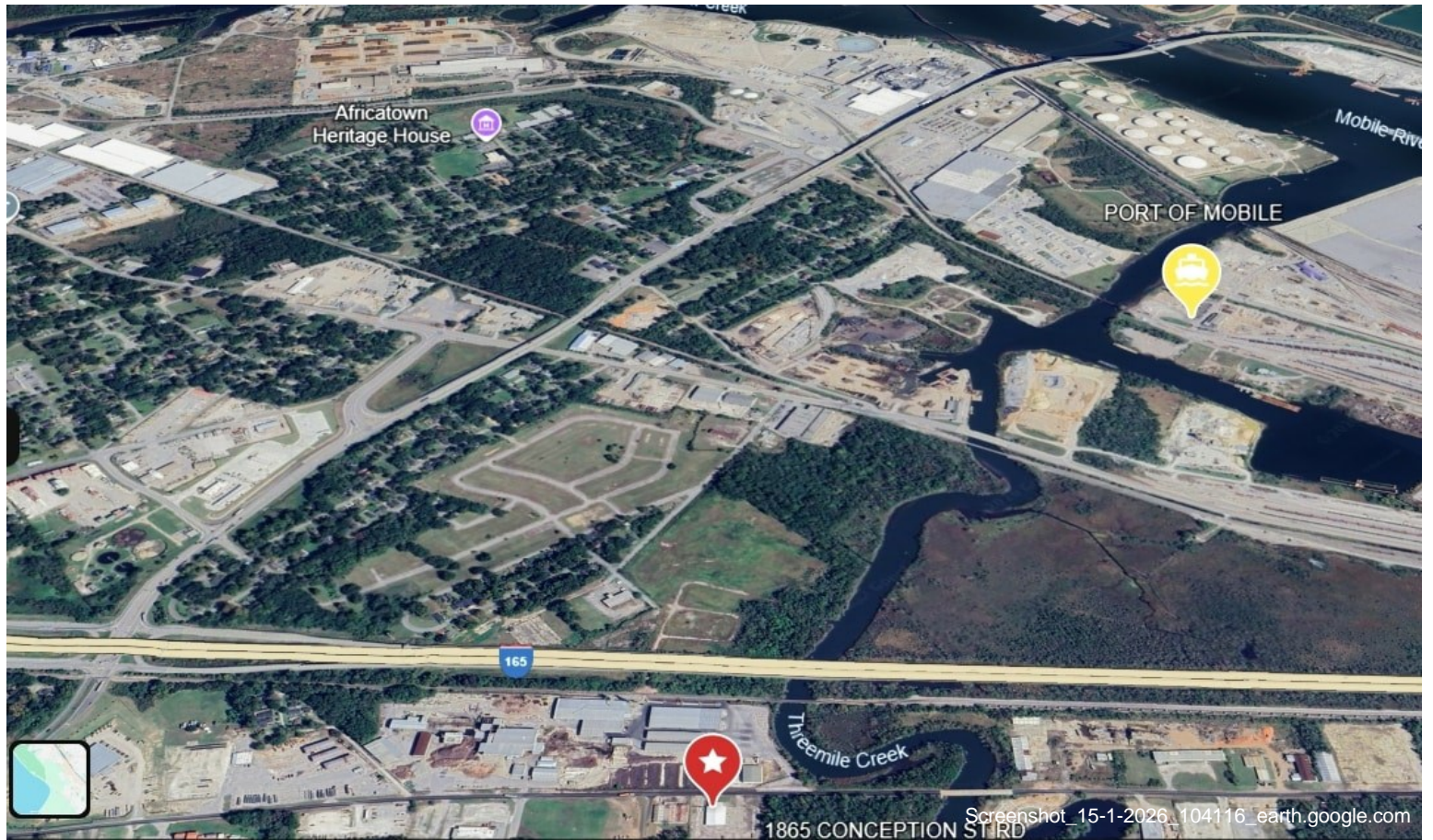
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Property Photos



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