



## **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

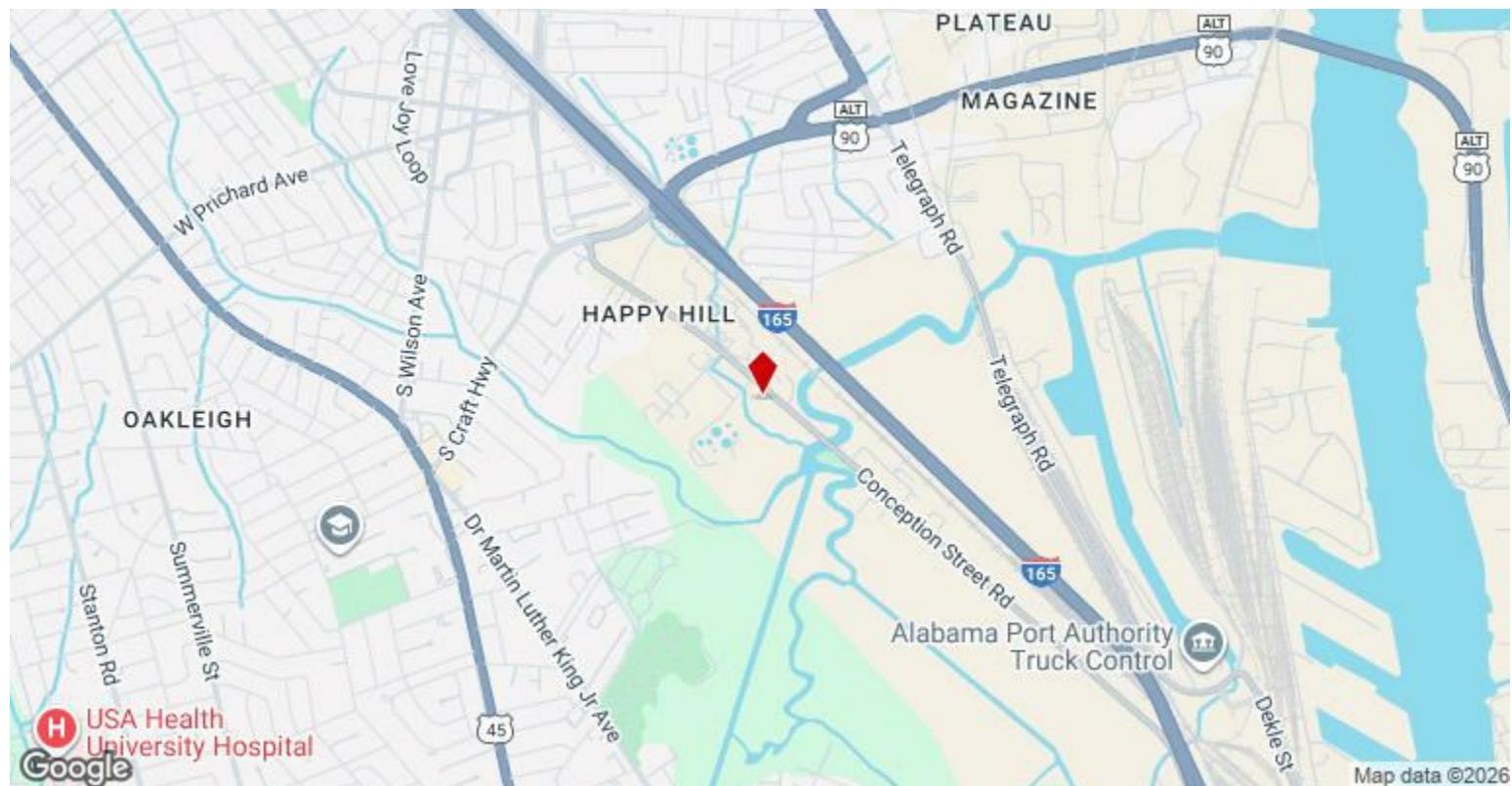
Year Built: 1980

Rental Rate Mo: \$0.75 /SF/MO

## 1st Floor

1

Space Available	10,000 SF	1865 Conception St Rd   Mobile, AL10,000 SF Logistics Terminal   Zoned I-1 IndustrialThis 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.A fully fenced parking and Industrial Outdoor Storage (IOS) yard allows for truck, trailer, container, and equipment staging, creating a complete truck-to-dock logistics solution in one of Mobile's strongest industrial corridors.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-165This 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 David251-605-3830Johndavid@topratedconsultants.com
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

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- Warehouse & office space under one roof
- Fenced truck, trailer & container yard
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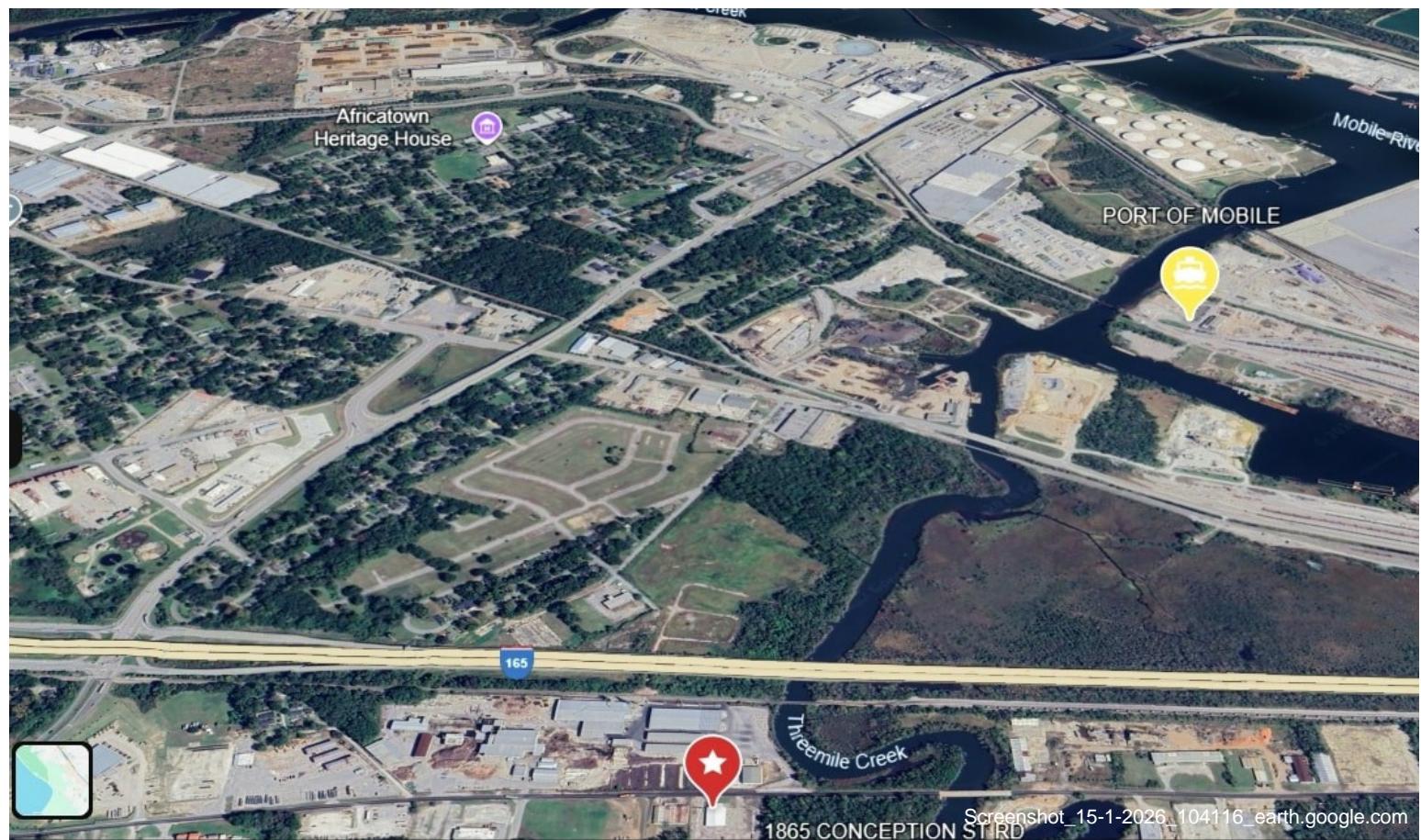
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## Property Photos



# Property Photos

