

# 4405 HALLS MILL RD

Mobile, AL 36606

Lease Rate:  
\$7.50 / SF / YR

Warehouse Space  
**FOR LEASE**





## PROPERTY OVERVIEW

### Highlights

- ±1,000 – 4,000 SF available
- Grade-level roll-up door access
- Located near I-10 (Exit 4 – Halls Mill Rd)
- Convenient access to Port of Mobile
- Ideal for service, trade, and light industrial users

Halls Mill Industrial Park offers functional small-bay warehouse space located along Halls Mill Road, one of Mobile's established industrial corridors. The property provides **convenient access to I-10, the Port of Mobile,** and surrounding commercial and industrial users.

Designed for practical use, the park features multiple warehouse units with **grade-level access** and efficient layouts. The property is well suited for contractors, service businesses, and light industrial users seeking straightforward, usable space without excess buildout.

### Property Specs

#### Property Type

Industrial

#### Property Sub-Type

Warehouse / Flex

#### Total Building Size

±20,000 SF

#### Available Space

1,000 – 4,000 SF

#### Year Built

1987

#### Parking

Surface – Shared

#### Loading

Grade-Level Doors

#### Lease Term

36-60 Months

#### Tenancy

Multi-Tenant

### FOR LEASE

\$7.50 / SF / YR (NNN)

# Property Photos



# Available Suites

Suite	Size	Description
<b>B - 1</b>	<b>3,000 SF</b>	Suite B-1 features a functional warehouse layout with two grade-level roll-up doors, allowing for efficient loading and workflow. The space includes a small office component and private restroom, making it well suited for contractors, service users, or light industrial operations requiring a practical footprint.
<b>B - 2</b>	<b>1,000 SF</b>	Suite B-2 offers $\pm$ 1,000 SF of warehouse space with a 12' ceiling height and efficient open layout. The space is ideal for storage, small service users, or businesses needing a compact and functional industrial unit within an established park.
<b>E</b>	<b>4,000 SF</b>	Suite E offers approximately 4,000 SF of functional flex warehouse space with a practical layout for light industrial, storage, or service-oriented users. The space is well suited for tenants needing straightforward warehouse functionality, grade-level access, and convenient connectivity to I-10, the Port of Mobile, and Mobile International Airport.
<b>G - 3 &amp; 4</b>	<b>2,000 SF</b>	Suite G 3 & 4 offers approximately 2,000 SF of functional flex warehouse space ideal for light industrial, storage, or service-oriented users. The space is well suited for tenants seeking efficient operations in a convenient location with quick access to I-10, the Port of Mobile, and Mobile International Airport.

The property offers flexible suite sizes ranging from  $\pm$ 1,000 SF to  $\pm$ 4,000 SF, providing options for a variety of small to mid-size industrial users.

# LOCATION & ACCESS

Mobile, Alabama



## Location Overview

The property is located along Halls Mill Road in Mobile, providing direct access to I-10 and connectivity throughout the greater Mobile area. The site offers convenient access to the Port of Mobile and surrounding industrial corridors, making it well positioned for both local and regional operations.

- Quick access to I-10
- 15–20 minutes to Port of Mobile
- Central location within Mobile industrial corridor

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## Richard Henry

Owner

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