


FOR LEASE

38,000± SF OFFICE/WAREHOUSE

840 Lakeside Drive | Mobile, AL

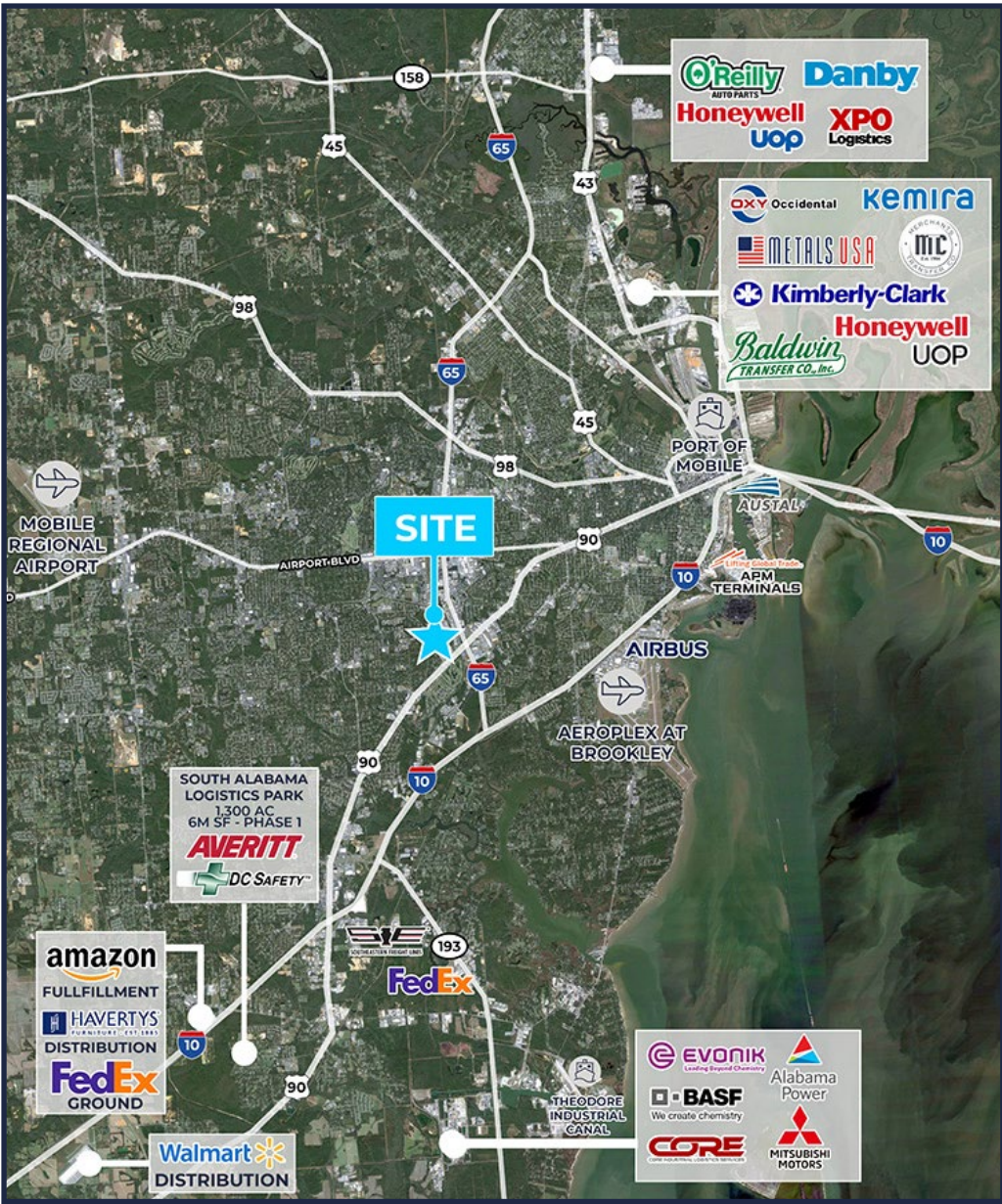
FORMER FEDEX SHIP CENTER



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CRE
MOBILE
CRE-MOBILE.COM



PROPERTY SIZE

38,000± SF Office/Warehouse
Situated on 2.463 AC parcel



OFFICE LAYOUT

4,900 SF; Reception/lobby, 9 private offices, 2 conference rooms, server room, supply closet, breakroom & 2 restrooms with shower



ZONING

B-3: Community Business



CEILING HEIGHT

16' - 18'



DOORS

7 drive-in doors - 12' x 12'
1 drive-in door - 12' x 14'
4 dock doors - 8' x 8'
1 dock door - 12' x 16'



FENCED

Entire property is fenced with coded keypad entrances



SPRINKLER

Sprinkler system throughout



LEASE RATE

\$9.50/SF NNN

LOCATION ADVANTAGES



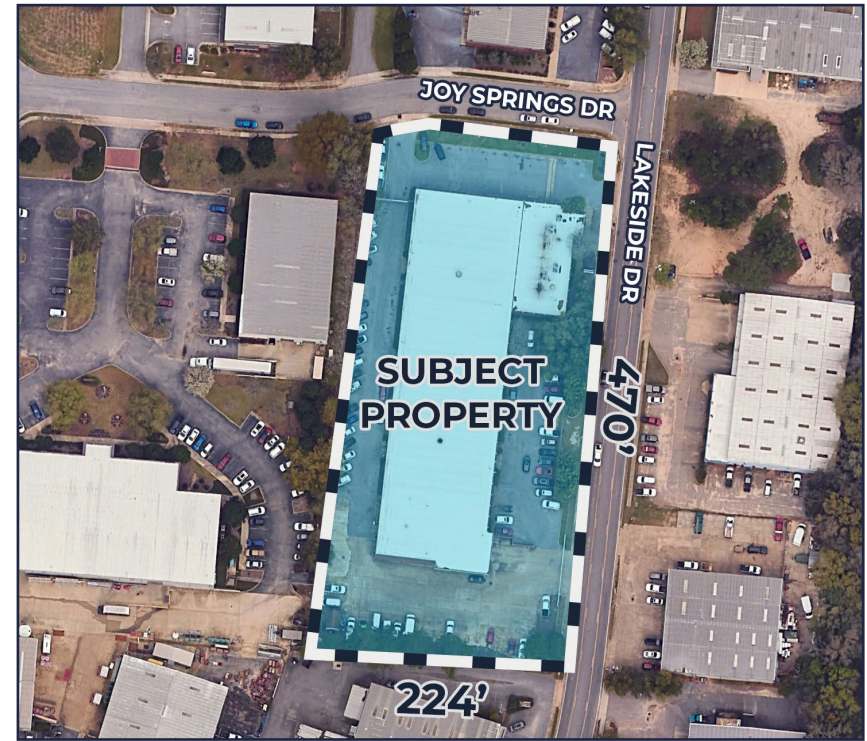
Central Location

Conveniently located less than 0.5 miles from I-65 via Exit 1.



Conveniently Located

Immediate area features a variety of light industrial users.



DISTANCES TO NOTABLE LOCATIONS

| | |
|-------------------------|------------|
| I-65 | 0.5± miles |
| I-10 | 2.5± miles |
| Mobile Downtown Airport | 6± miles |
| Port of Mobile | 9± miles |
| APM Terminals | 8.3± miles |

Distance measured as drive time

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Main Warehouse



Main Warehouse



Vehicle Maintenance Room



(4) 8X8 Dock Doors



12' x 16' Dock Door



(7) 12' x 12' Doors



Conference Room



Lobby/Reception



Private Office



Server Room



Private Office



Breakroom