

Mobile Aeroplex at Brookley

1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

Office: (251) 370-0256
nathan@zarzourco.com

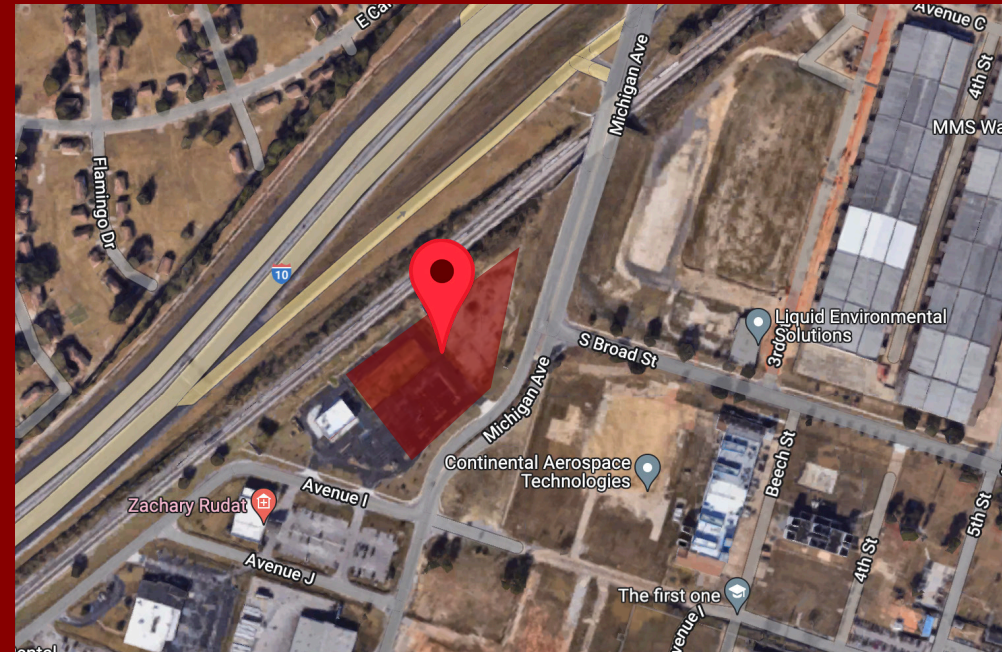
**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES

Property Summary

±3.5 acres of land available at the entrance to the Mobile Aeroplex at Brookley in Mobile, AL. The Aeroplex is the transportation and industrial epicenter of the Gulf Coast. It is home to many companies that employ thousands of people and is the future home for Mobile International Airport. This well positioned property at the intersection of I-10 and Michigan Avenue has unlimited possibilities and is ready for development.

The synergies created at the Aeroplex make this property ideal for many uses including but not limited to: flex space, warehouse/office, gas station/c-store, hospitality, office, or even retail. Build to suit options are available in addition to all or part ground lease. The property includes a ±5,450 square foot building recently leased for medical use.



Available:

±3.5 Acres

Ground Lease:

\$0.75 - \$1.50 PSF

Build to Suit:

TBD

- + Proposed Building #2: ±1,200 - ±6,000 SF (office/retail)
- + Proposed Building #3: ±1,200 - ±4,800 SF (office/retail)
- + Proposed Building #4: Up to ±40,800 SF (warehouse)
- + Ground Lease Opportunity: ±3.5 AC (fast food/c-store/hospital)



Mobile Aeroplex at Brookley

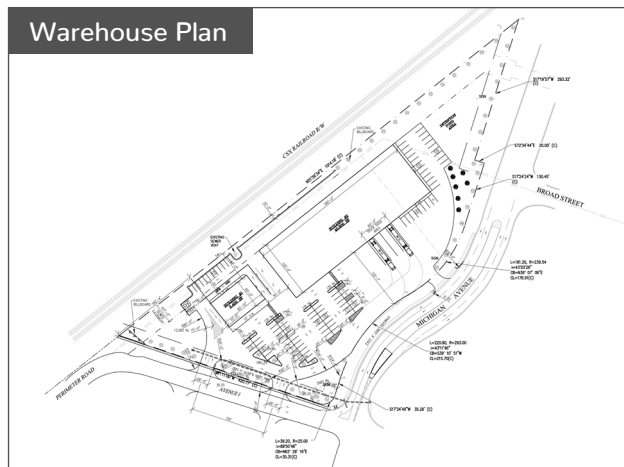
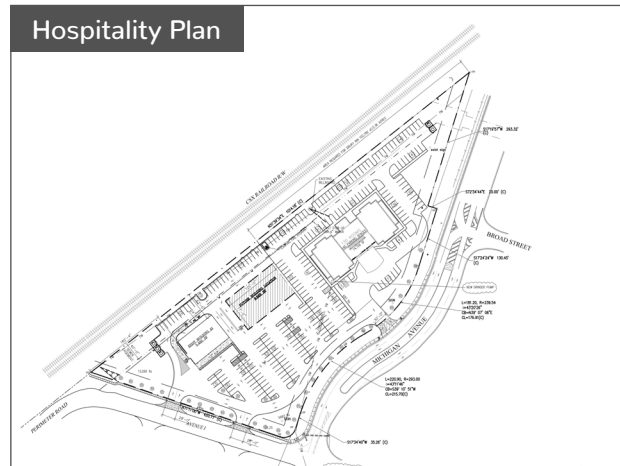
1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

Office: (251) 370-0256
nathan@zarzourco.com

**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES



Mobile Aeroplex at Brookley

1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

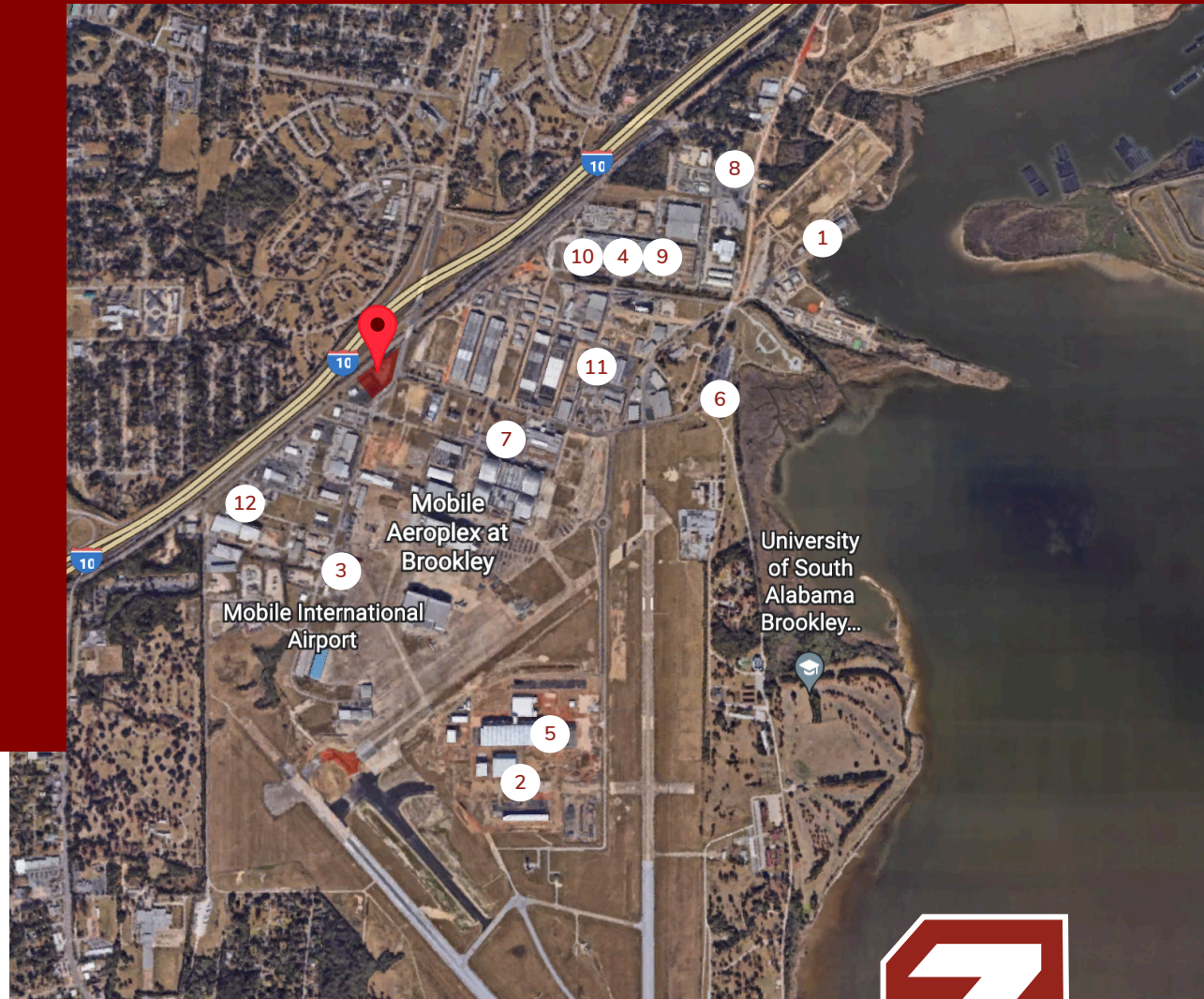
Office: (251) 370-0256
nathan@zarzourco.com

**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES

Nearby Businesses

1. U.S. Coast Guard
2. MAAS Aviation Point
3. FedEx Shipping Center
4. Hutchinson Aerospace
5. Airbus US Manufacturing Final Assembly Line
6. Airbus North America Engineering
7. Continental Motors
8. U.S. Army National Guard
9. Hood Wholesale Lumber Distribution
- 10 AMPAC Packaging
11. Zodiac Aerospace
12. AmeriCold



Mobile Aeroplex at Brookley

1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

Office: (251) 370-0256
nathan@zarzourco.com

**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES

Mobile, Alabama

Mobile, Alabama, and its surrounding region are experiencing unprecedented growth due to a low cost of doing business, diverse commerce base, intermodal transportation options, and quality lifestyle. Businesses and corporations are flocking to the area, bringing with them an increased workforce and a plethora of new economic opportunities.

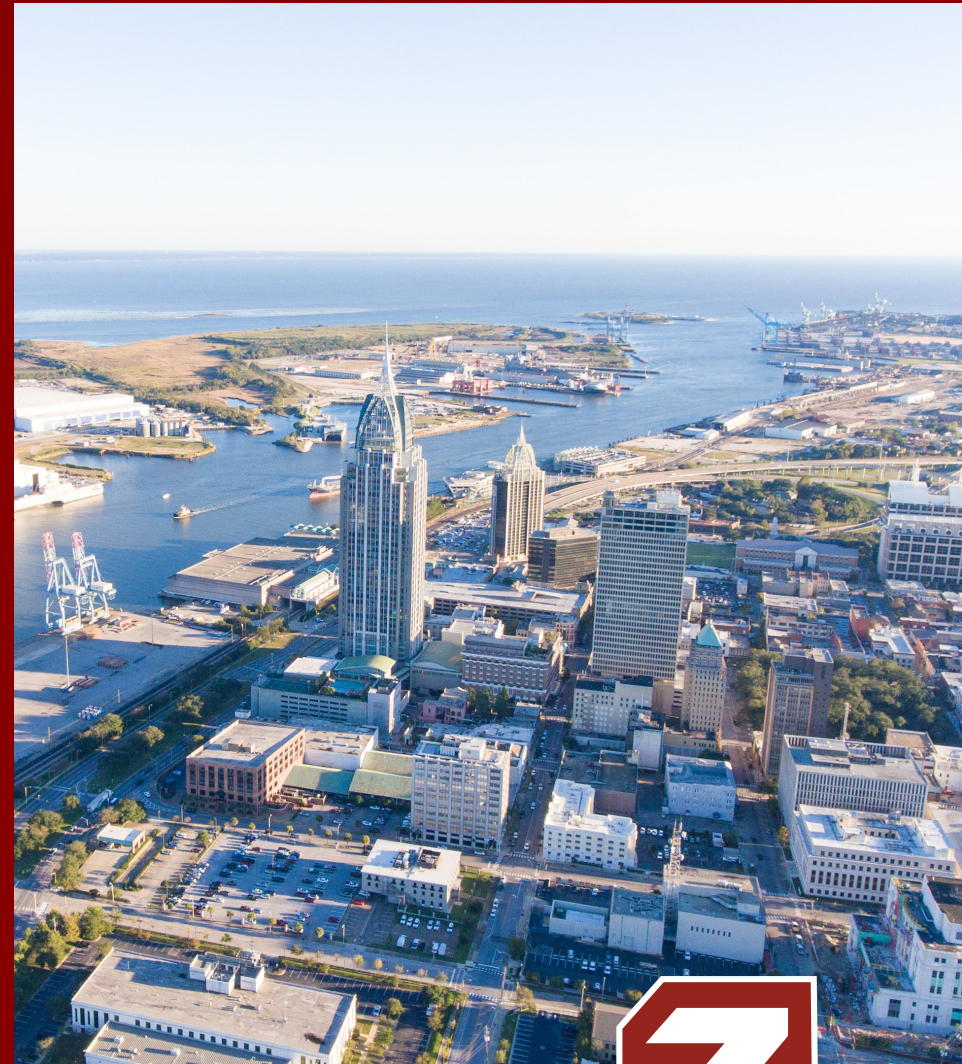
Founded in 1702, Mobile is one of the oldest cities in the U.S. Its rich history is matched with a fast-growing, modern community focused on the future. With a population of 639,966, the Mobile Bay region is Alabama's second-largest metro area. Mobile County, the second-largest county in the state, has 412,604 residents. The population for the city of Mobile is 188,418.

Situated in south Alabama at the junction of I-10 & I-65, Mobile has an extensive transportation and logistics infrastructure that links businesses with the nation and the world. With access to 2 airports; more than 15,000 miles of inland waterways; 5 Class-1 railroads and the Port of Mobile (the 9th largest port by volume in the U.S.), Mobile keeps business on the move.

Over the last decade, Mobile's economic development efforts garnered \$8.1 billion in capital investment and 14,341 jobs for new and existing area companies. The Mobile Aeroplex at Brookley alone tenants over 70 companies with more than 3,600 employees.

Mobile has the most diverse economy in Alabama. Its current industry clusters include aviation/aerospace, chemical, healthcare, information technology, maritime, logistics/distribution, oil and gas, and steel.

Home to Airbus, FedEx, Amazon, Walmart, Austal USA, & Continental Motors Group, among numerous other major corporations.



Mobile Aeroplex at Brookley

1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

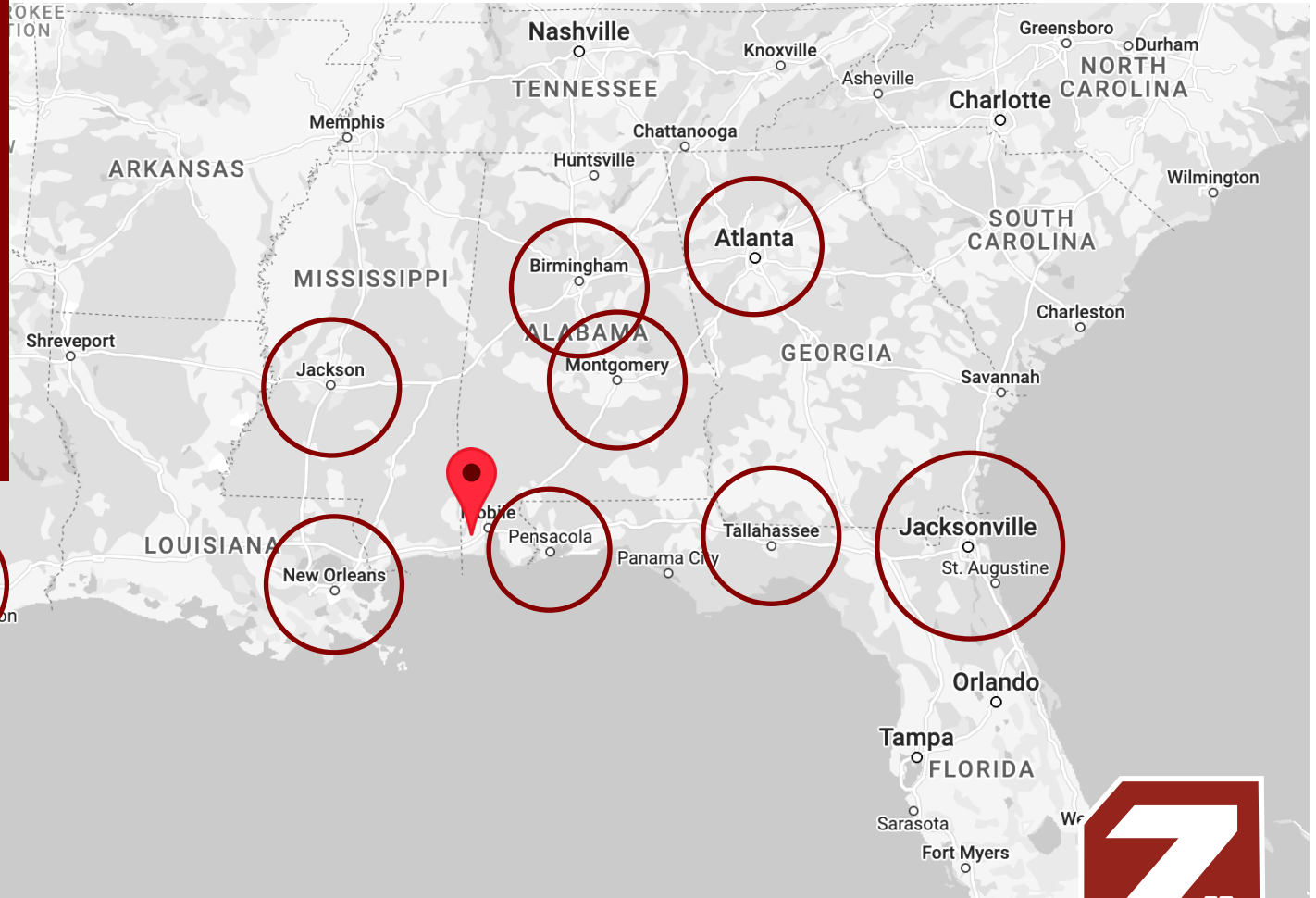
Office: (251) 370-0256
nathan@zarzourco.com

**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES

Distance From:

- Pensacola, FL: 62 Miles
- New Orleans, LA: 140 Miles
- Montgomery, AL: 176 Miles
- Jackson, MS: 190 Miles
- Tallahassee, FL: 246 Miles
- Birmingham, AL: 264 Miles
- Atlanta, GA: 335 Miles
- Jacksonville, FL: 407 Miles
- Houston, TX: 464 Miles



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Mobile Aeroplex at Brookley

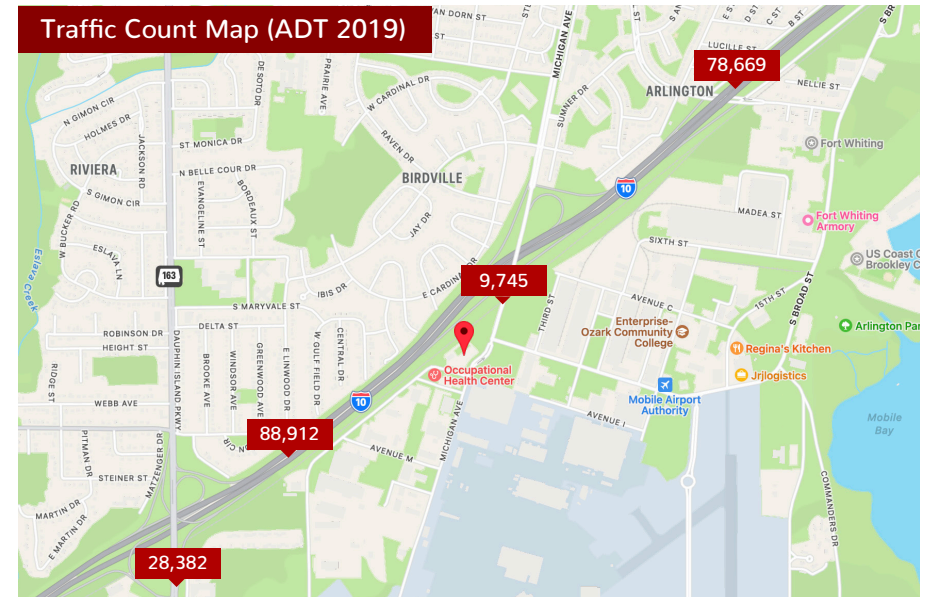
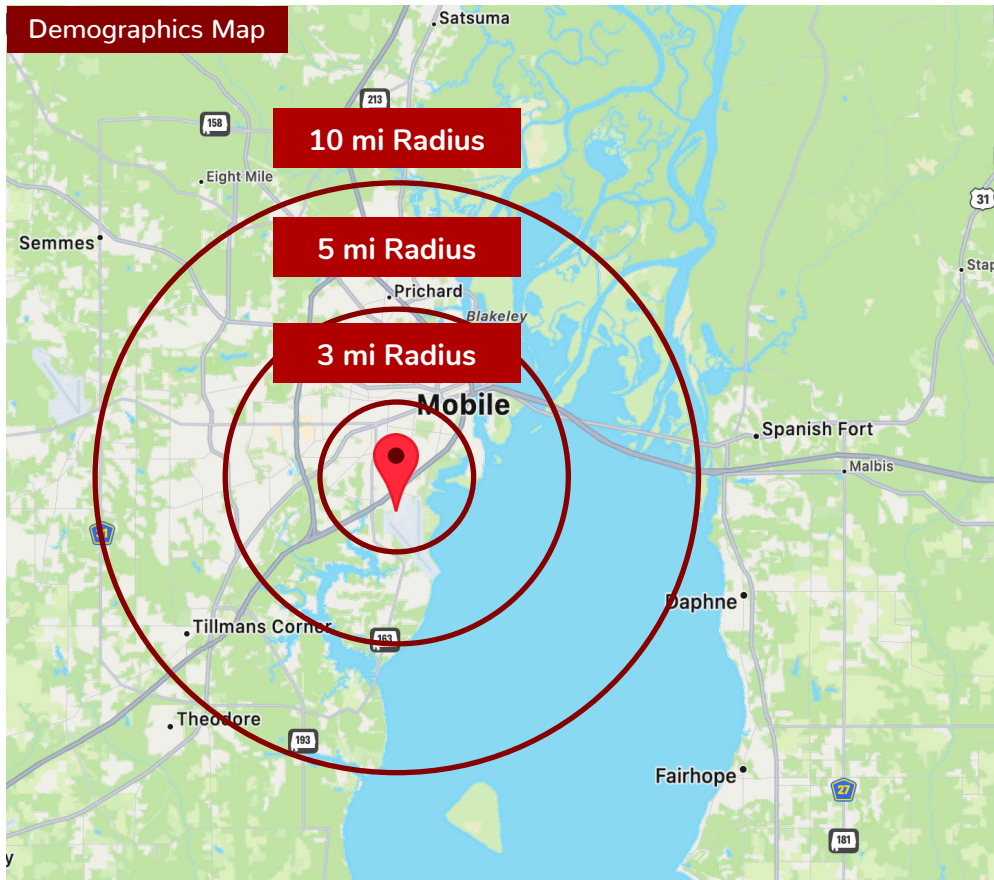
1976 Michigan Avenue | Mobile, AL

Nathan Handmacher
Director of Brokerage and Management

Office: (251) 370-0256
nathan@zarzourco.com

**ZARZOUR
COMPANIES**

COMMERCIAL REAL ESTATE SERVICES



| 2021 Demographics | 3 MI | 5 MI | 10 MI |
|-------------------|----------|----------|----------|
| Population | 46,648 | 106,453 | 253,623 |
| Avg. HH Income | \$56,027 | \$60,025 | \$67,326 |
| Households | 18,838 | 44,353 | 104,458 |

