



# Commercial Property For Sale or Lease



**\$595,000 (Sale) - \$4,000/m (Lease)**  
**6115 Old Pascagoula Road, Theodore,**  
**Alabama 36582**  
**1.77 Acres With Existing 3,000 Sq Ft Building**

## Disclaimer

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# ASSET OVERVIEW

- Pricing: \$595,000 (Sale) - \$4,000/m (Lease)
- Property Size: 1.77 Acres
- Building Size: 3,000 Sq Ft
- Building Year Built: 1998
- Building Structure: Steel
- Building Details: 2 Roll Up Doors, Office Spaces,  
Heated & Cooled, 2 Bathrooms
- Located Near Interstate 10, Great Access
- Great Visibility on Old Pascagoula Road
- Property Can Be Purchased or Leased To Fit a Buyer's  
Need

Herrington Realty is pleased the opportunity to purchase or lease this subject property located on Old Pascagoula Road in Theodore, Alabama. Boasting a prime location near Interstate 10, it offers convenient accessibility and high visibility along Old Pascagoula Road. The property encompasses an expansive 1.77 acres, providing ample space for a range of endeavors. The main building, constructed in 1998 with a robust steel structure, spans 3,000 square feet and is equipped with various amenities. Noteworthy features include two practical roll-up door, thoughtfully designed office spaces, and a comfort-enhancing heated and cooled environment. Additionally, the building is fitted with two bathrooms to cater to operational needs effectively. Whether considering purchase or lease, this property stands ready to accommodate individual requirements, promising a tailored solution that aligns seamlessly with diverse business aspirations.

Priced attractively at \$595,000 for purchase or a reasonable \$4,000 per month for lease, this property presents a cost-effective opportunity for those seeking an ideal blend of functionality and location. Its strategic position near a major interstate artery facilitates efficient transportation and distribution, making it an ideal choice for businesses with logistical demands. The expansive land area of 1.77 acres provides ample room for expansion and adaptation, while the well-maintained building constructed in 1998 guarantees a sturdy foundation for various endeavors. Whether considering its spacious interior for office operations or its practical features such as the roll-up door, heated and cooled spaces, and bathrooms, this property offers a comprehensive package tailored to suit the needs of modern businesses. With the flexibility to either purchase outright or lease, it stands as a versatile canvas for businesses to shape according to their unique operational requirements, making it a valuable prospect in today's competitive market.



# Property Photos



# Property Photos



# Building Photos



# Building Photos



## Building Photos

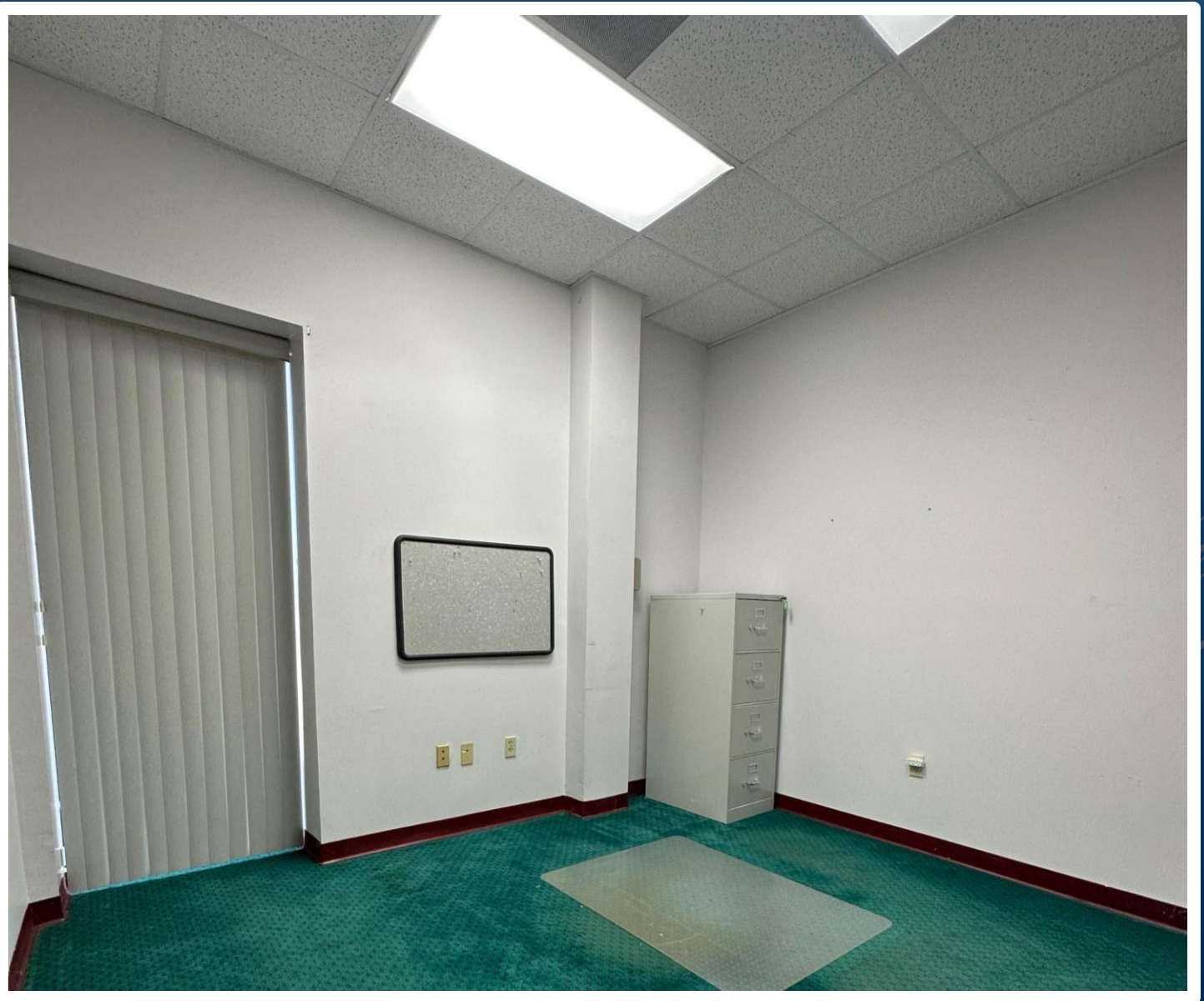
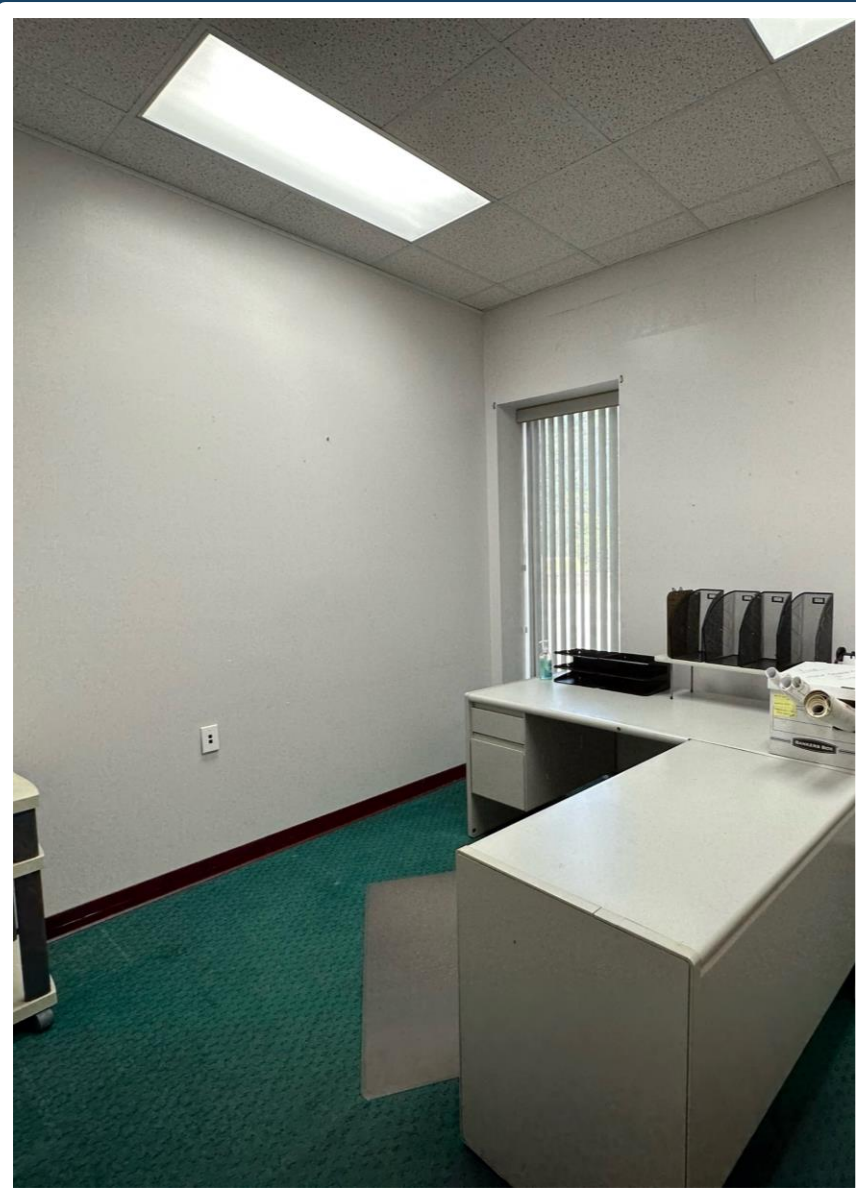




## Building Photos



# Building Photos





Nevius Road



Three Notch Road

Carol Plantation Road

Old Pascagoula Road



# Mobile, Alabama

Mobile, Alabama, strategically located at the confluence of the Mobile River and Mobile Bay on the northern Gulf of Mexico, proudly stands as Alabama's only saltwater port. This unique positioning has historically cemented Mobile as a central hub for trade and transportation throughout the Southeastern U.S. The Port of Mobile, one of the nation's largest, handles a wide array of goods from coal and steel to retail products.

Moreover, the city's economic landscape is also shaped by robust investments in sectors like aerospace, steel, and shipbuilding, with industry giants like Airbus and Austal USA setting up significant operations here. Such industrial activity invariably drives demand for various commercial real estate assets, from industrial spaces to office environments.

Tourism, enriched by Mobile's historical significance and cultural celebrations like the original Mardi Gras, is another pillar that boosts the hospitality real estate sector. Infrastructure-wise, Mobile is well-connected, benefiting from major highways such as I-10 and I-65 and further complemented by the Mobile Regional Airport. In terms of commercial real estate nuances, the city's retail landscape is evolving in response to changing consumer habits and the ascendancy of e-commerce, marking a shift towards more experiential retail destinations. On the office front, Mobile's burgeoning tech and startup scene is fueling the need for flexible office environments and coworking spaces. The consistent demand in warehousing and logistic centers, especially those tied to port activities, underscores the significance of the industrial real estate segment. With ongoing urban development initiatives and infrastructure investments, Mobile's future in the commercial real estate domain looks promising, making it an attractive destination for developers and investors.

