



Commercial and Industrial Real Estate  
Sales and Leasing  
Property Management

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## 5,400 S.F. OFFICE/WAREHOUSE FOR LEASE

**1125 Corporate Drive North—Suite 209  
Mobile, Alabama 36607**



Approximately 5,400 square foot office and warehouse facility for Lease 1,020 s. f. of office space, 4,380 s. f. of open warehouse space.



- 5,400 Square Feet available.
- Tilt-up Concrete Construction
- 14' eave heights.
- Two - 10' x 10' Overhead Door.
- Three Phase Power.
- Zoned I-1 (Light Industrial)
- Flood Zone — X
- **\$3,900.00/Mo. NNN**

Located approximately 1/2 mile from the intersection of Highway 98 (Moffett Road) and Interstate 65. Total building size is 24,500 s.f.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. 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.





Floor Plan







