

FOR SALE

10,000 SF OFFICE/INDUSTRIAL

4525 Schillinger Road | Semmes, AL



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FOR SALE

4525 Schillinger Rd | Semmes

PROPERTY SIZE

2 Buildings: 5,000± SF each

Parcel: 9.08± AC (330' X 1,200')

The rear portion of the parcel (2.86± AC) appears to be wet and unusable for development. The front portion of the parcel (6.22± AC) is high, dry and usable for development.



PARKING

30± parking spaces



UTILITIES

All utilities available

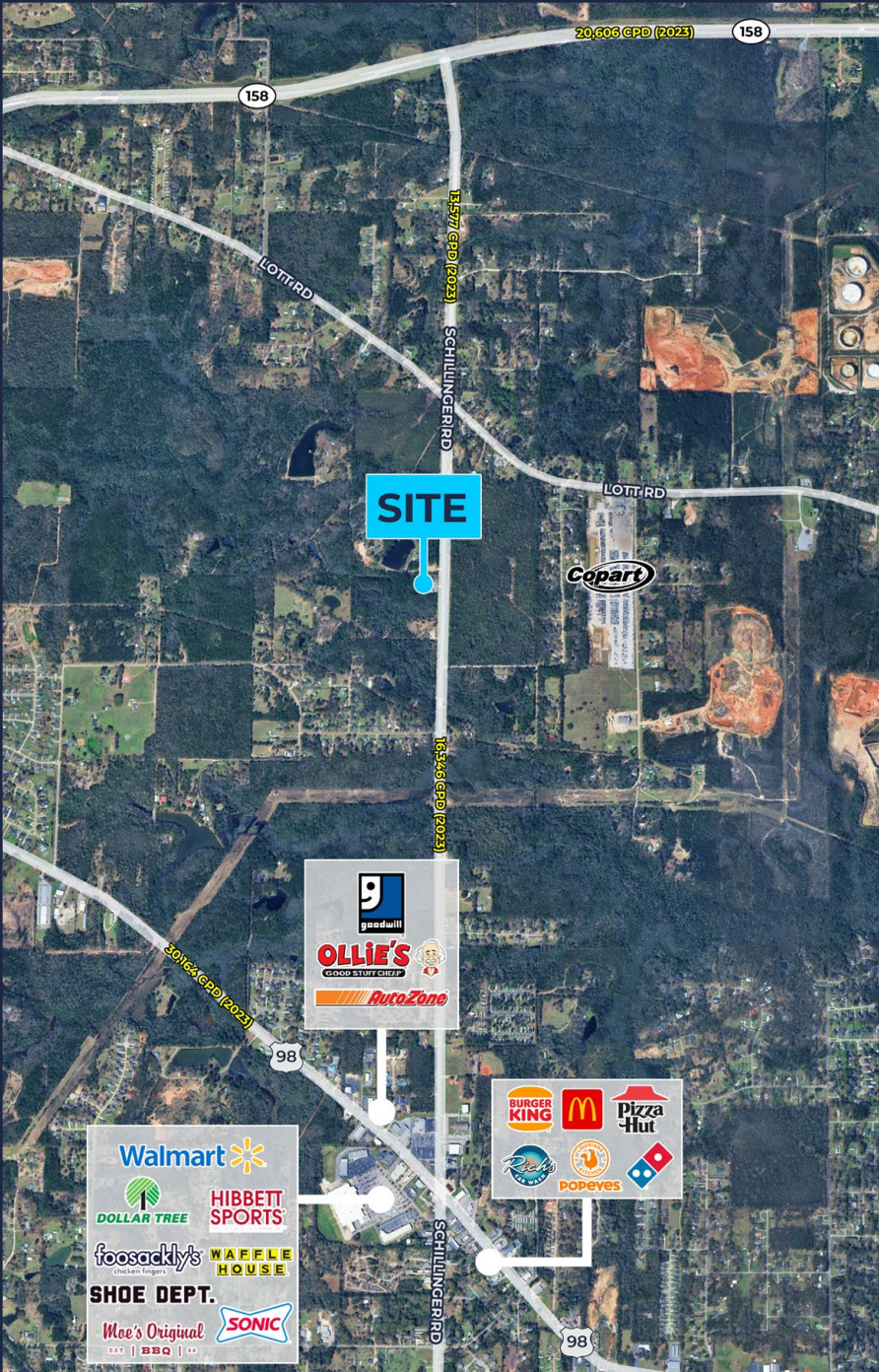


SALE PRICE

ENTIRE PROPERTY: \$1,119,000

NORTH BUILDING & 4.5 AC: \$519,000

SOUTH BUILDING & 4.5 AC: \$689,000



Location

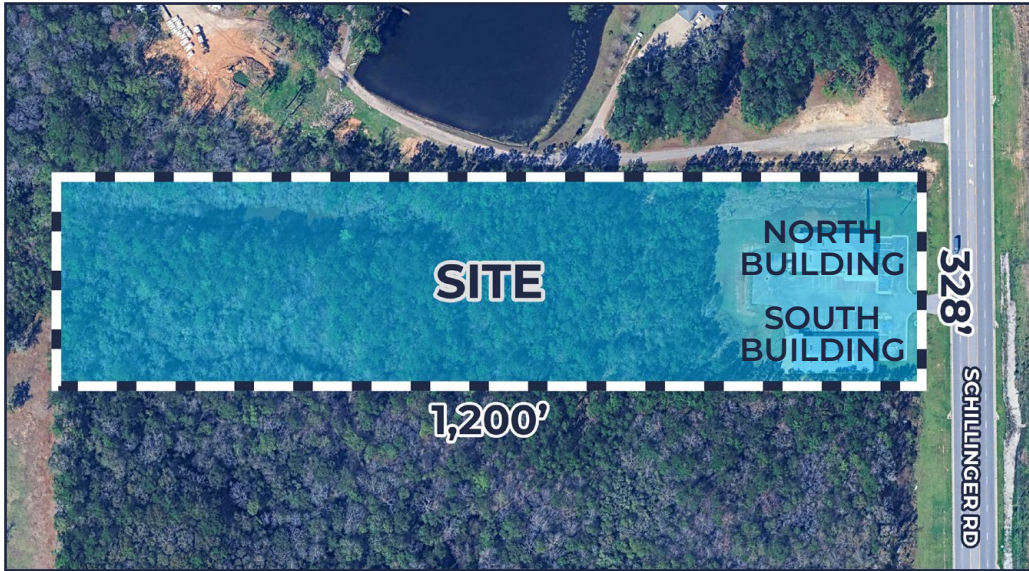
Located in Semmes, on the west side of Schillinger Road between Highway 98 & Lott Road.



Growing Municipality

Area has many single-family residential neighborhoods, multi-family developments, schools, churches and a wide variety of commercial enterprises.





Moffett Road	1.5 miles
Airport Blvd.	7.0 miles
Mobile Regional Airport	7.6 miles
I-65 (via HWY 158)	8.6 miles
I-10	16.3 miles
Mississippi State line	18.8 miles
Mobile Aeroplex at Brookley	19.9 miles
Baldwin County, AL	26.4 miles
Pensacola, AL	66.8 miles

Location Description:

The subject property is located less than two miles north of the Schillinger Road N & Moffett Road (HWY 98) intersection in Semmes, AL. It is proximate to other light-industrial users, as well as retail and residential neighborhoods. The property is approximately seven miles north of Airport Boulevard and convenient to Interstates 65 and 10. Travel west on HWY 158 from I-65 via the Saraland exit (Exit 13) for fast interstate access.



*PHOTO FROM 2019

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NORTH BUILDING

North Building:

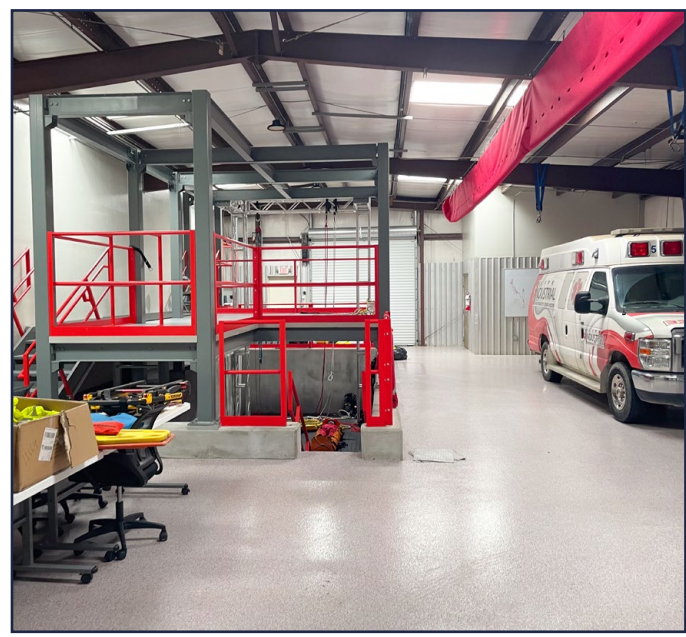
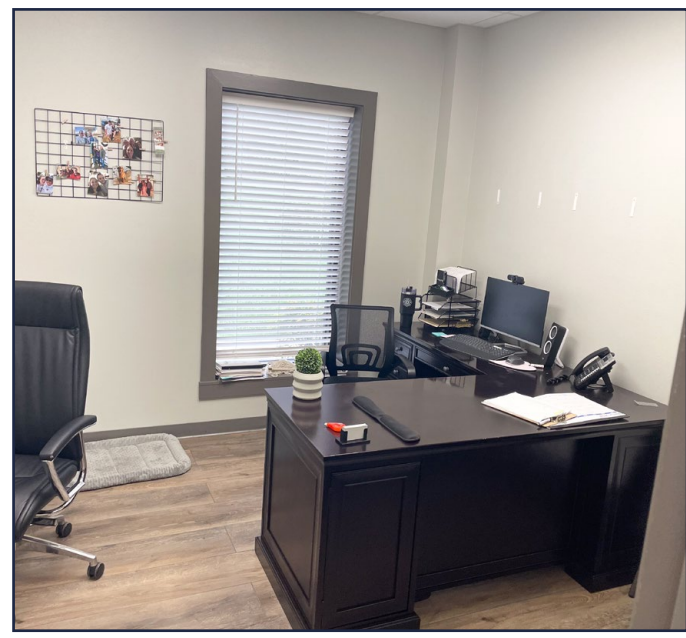
- Built in 2006
- Traditional office/warehouse
- 2 drive-in doors
- 1 loading dock
- 1 dock-high door
- Private offices training rooms, storage and break room and restroom
- Warehouse is an open floor plan.



SOUTH BUILDING

South Building:

- Built in 2008
- Includes a specialized training bay designed for training in rope rescue, hull rescue, hole rescue, trench & confined space rescue
- Space includes EMS training classroom & sleeping bay
- 1 loading dock
- 1 dock-height door
- 1 drive-in door



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