

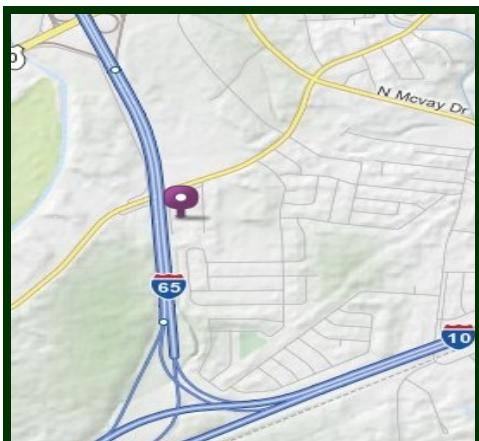


Commercial and Industrial Real Estate
Sales and Leasing
Property Management

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- Metal Construction.
- 1- 12' x 14' Ground Level Door.
- 1- 10' x 10' Dock High Door.
- Fenced Yard.
- Within minutes of everything in Mobile.
- Zoned B-3.
- **\$5,400.00/Mo. (\$9.00/s.f.) NNN**
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FOR LEASE
7,200 S.F. OFFICE/WAREHOUSE
WITH FENCED YARD

\$5,400.00/Mo.

3349-B Halls Mill Road
Mobile, Alabama 36606



Approximately 7,200 square foot office/warehouse. Small Fenced Yard. One ground level overhead door. One dock high overhead door. Approx. 1,850 square feet of office space - 5,350 square feet of Warehouse space.



Located approximately one mile from the intersection of Highway 90 and Interstate 65.

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.

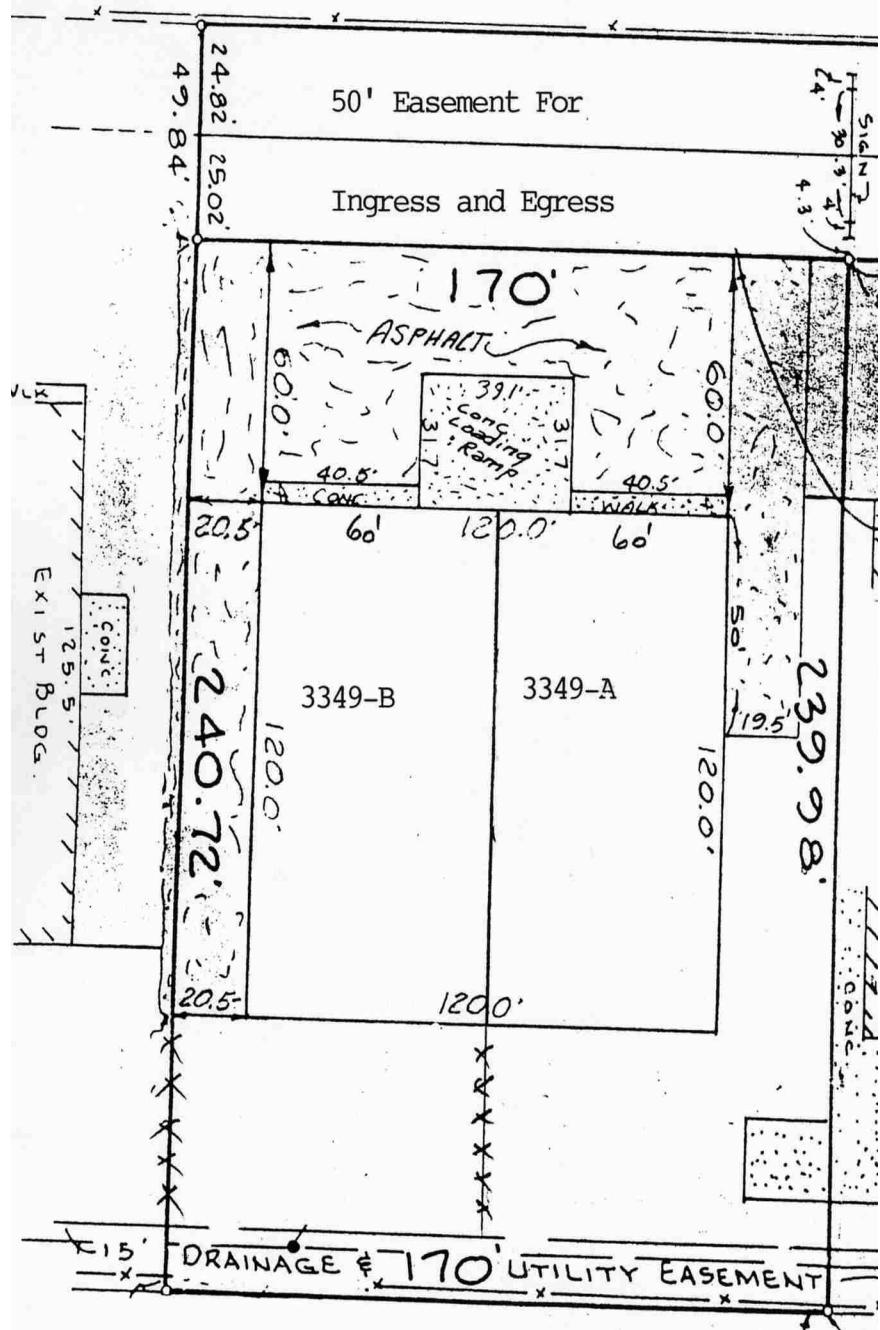






1 MILE TO I-10

Interstate 65



59-I

WELL
TRUCK

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All Dimension Approximation

3349-A
Halls Mill RC
7,200 S.F.

A hand-drawn floor plan of a building with the following dimensions:

- Top horizontal wall: 14' (left), 16' (right)
- Left vertical wall: 12' (top), 12' (bottom)
- Second vertical wall from left: 12' (top), 8' (bottom)
- Third vertical wall from left: 12' (top), 1.5' (bottom)
- Fourth vertical wall from left: 12' (top), 1.5' (bottom)
- Bottom horizontal wall: 12' (left), 12' (right)
- Bottom-left vertical wall: 6' (top), 6' (bottom)
- Bottom-right vertical wall: 18' (bottom)
- Central vertical wall: 12' (left), 1.5' (bottom), 1.5' (right)
- Central horizontal wall: 12' (left), 1.5' (bottom), 1.5' (right)
- Central vertical wall: 6' (top), 6' (bottom)
- Right vertical wall: 12' (top), 6' (bottom)

Q9