

# FOR LEASE

12,000± SF OFFICE/WAREHOUSE

100 S. Bessemer Ave | Prichard, AL



## PROPERTY DESCRIPTION:

- 12,000± SF office/warehouse:
- 1,600 SF office; 10,400 SF warehouse
- 1.5 AC parcel
- Zoned M-2: Heavy Industrial
- Concrete Block Building
- Three phase - 600 Amp Power
- 20' eave height
- (1) 12' x 14' ground level overhead door
- (3) 12' x 12' ground level overhead doors
- (2) 10' x 12' Dock High Doors
- Cinder block building
- Less than 1.5 miles from I-65 and I-165

**LEASE RATE: \$10.00/PSF NNN**



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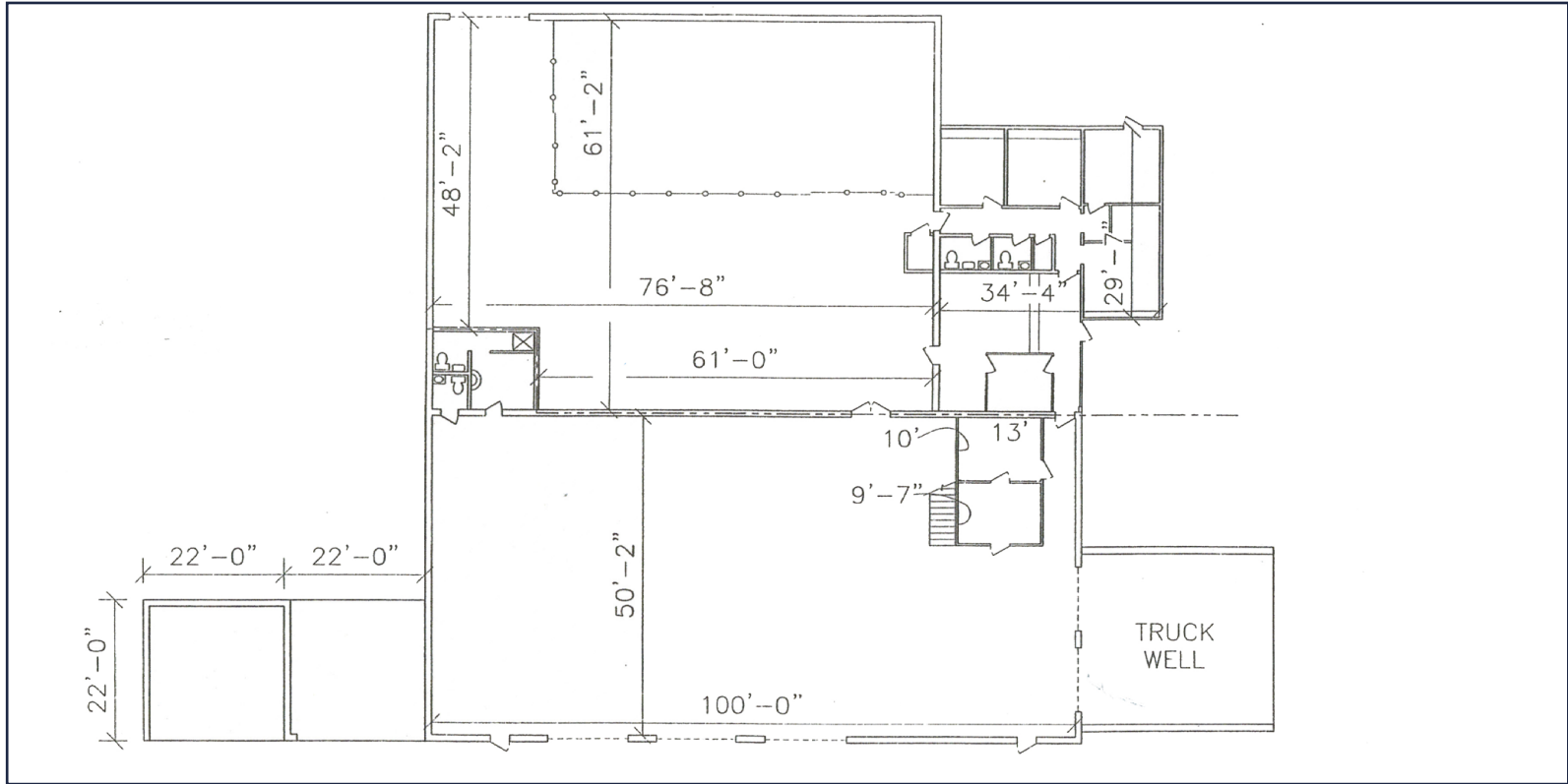
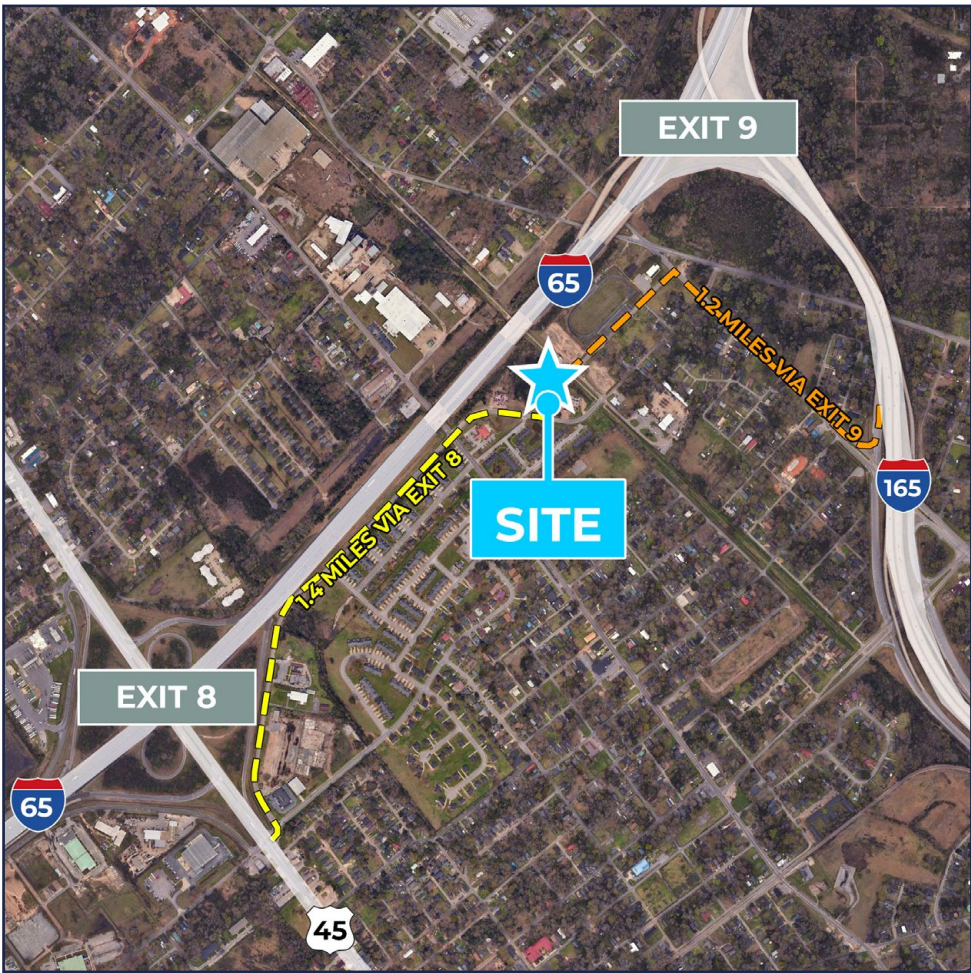
DISTANCES TO NOTABLE LOCATIONS

I-165	1.2± miles
I-65	1.4± miles
I-10	9.0± miles
Mobile Downtown Airport	10± miles
Port of Mobile	5.2± miles
APM Terminals	7.9± miles

\*Distance measured as drive time\*

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