

AVAILABLE

FOR LEASE

101 N 18th Ave | Atmore, AL 36502

50,091 SF Available | \$0.50/SF/Month NNN | 21'-28' Ceilings

Industrial Warehouse / Distribution



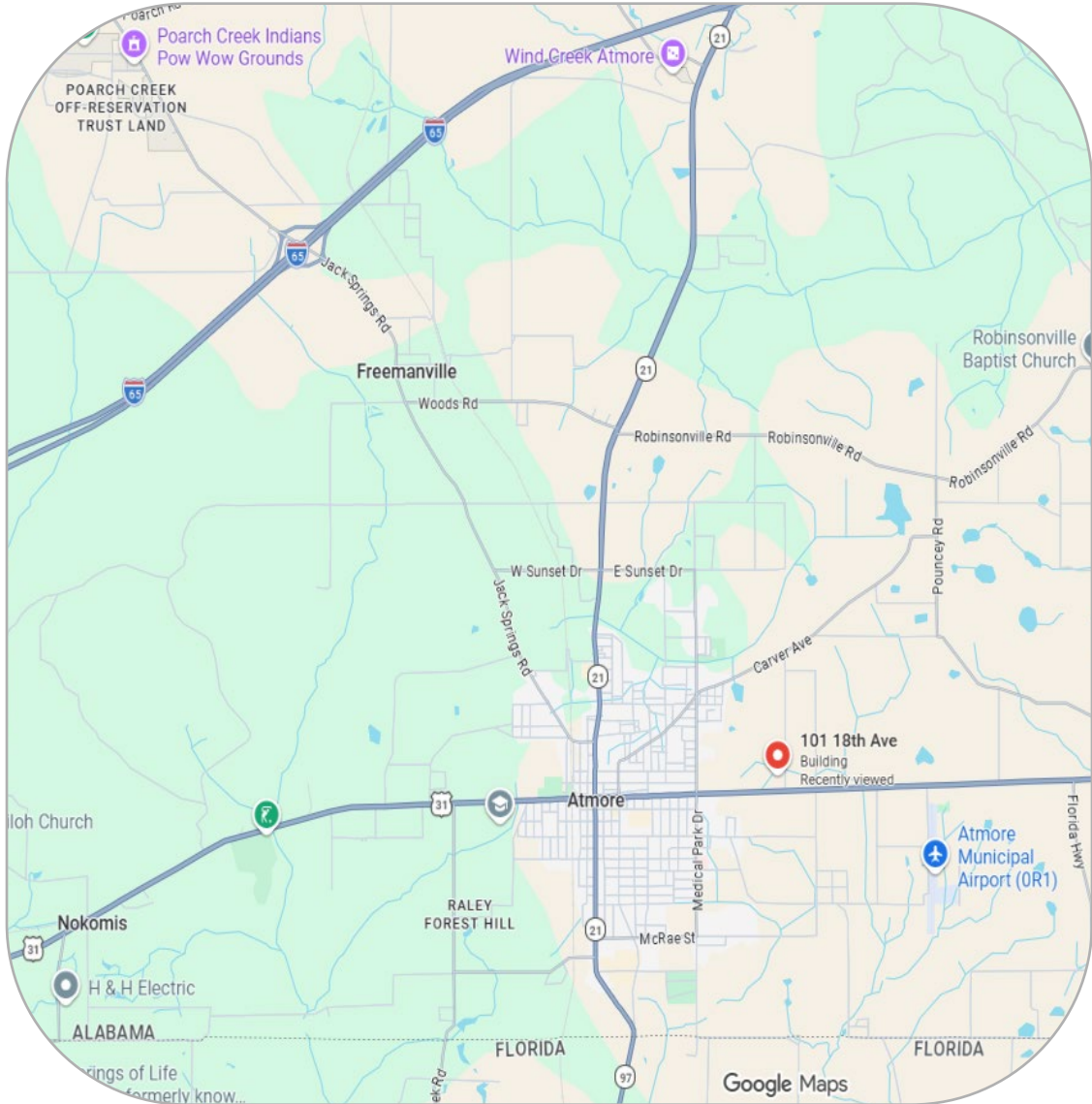
Patty Helton-Davis

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PHD Realty, LLC

1812 S. Main Street, Atmore, AL 36502

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FACILITY HIGHLIGHTS

Rail Potential
Nearby Rail Service

Air Circulation
3 Industrial Wall Fans

Flexible Layout
Divisible Space

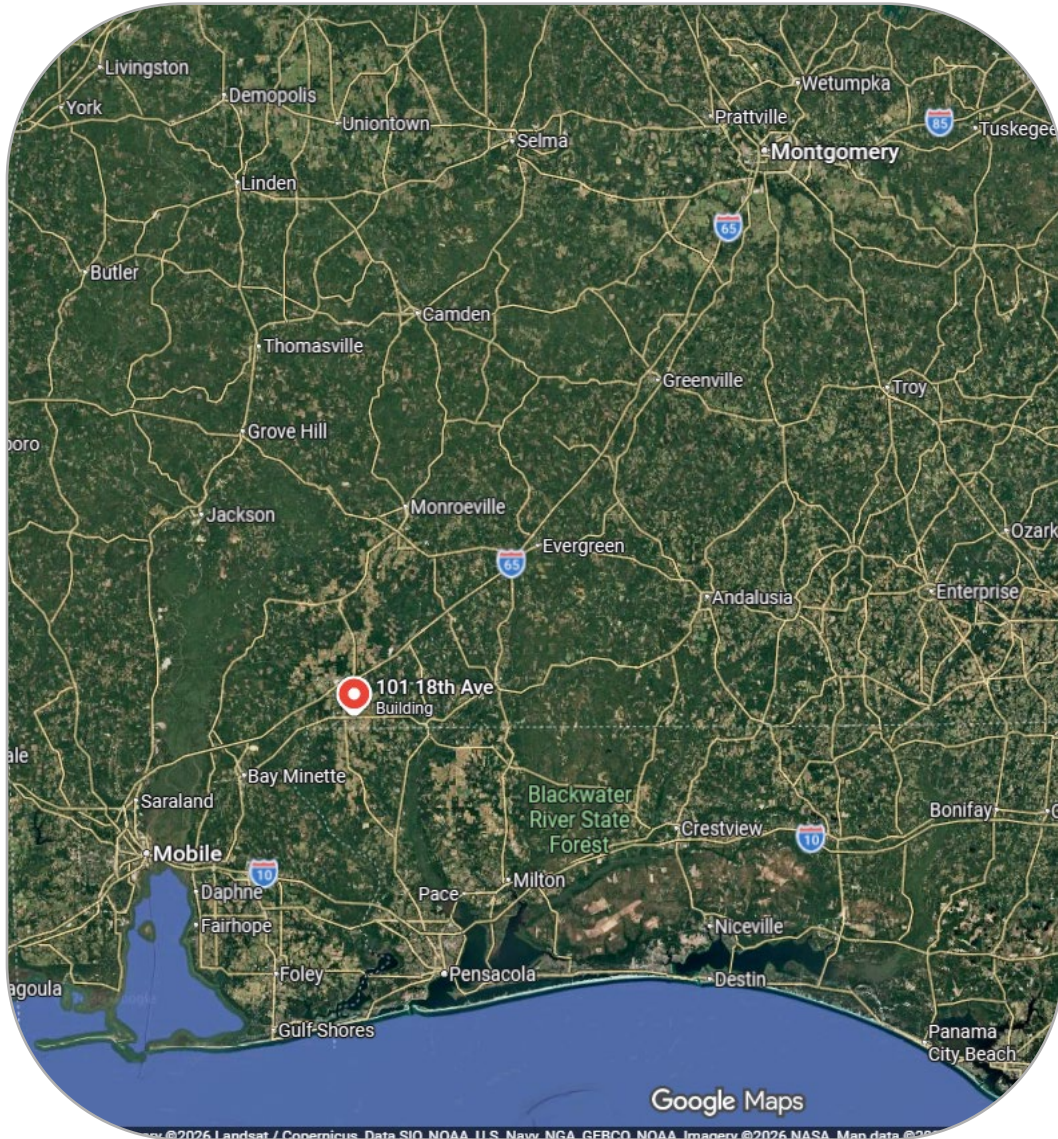
On-site Operations
13' x 7' Office

SBA HUBZone
Certified Location

Flexible Site
Unpaved yard for laydown,
parking, or storage

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LOCATION & ACCESS

- I-65 ACCESS**
Quick connection to Mobile, Montgomery, Birmingham & Atlanta
- PORT OF MOBILE**
Less than 50 miles to the Port of Mobile
- PENSACOLA**
Regional airport access via I-65 South
- US HWY 31**
6,606 vehicles/day (AADT) — direct frontage on 18th Ave
- UNZONED FLEXIBILITY**
500 ft outside city limits — broad-use flexibility
- HUBZONE CERTIFIED**
SBA HUBZone certified location
- RAIL & LOGISTICS**
Potential rail service; concrete loading dock on-site

TRAFFIC COUNTS
18th Ave: 511 AADT | Hwy 31: 6,606 AADT | 21st Ave: 5,418 AADT

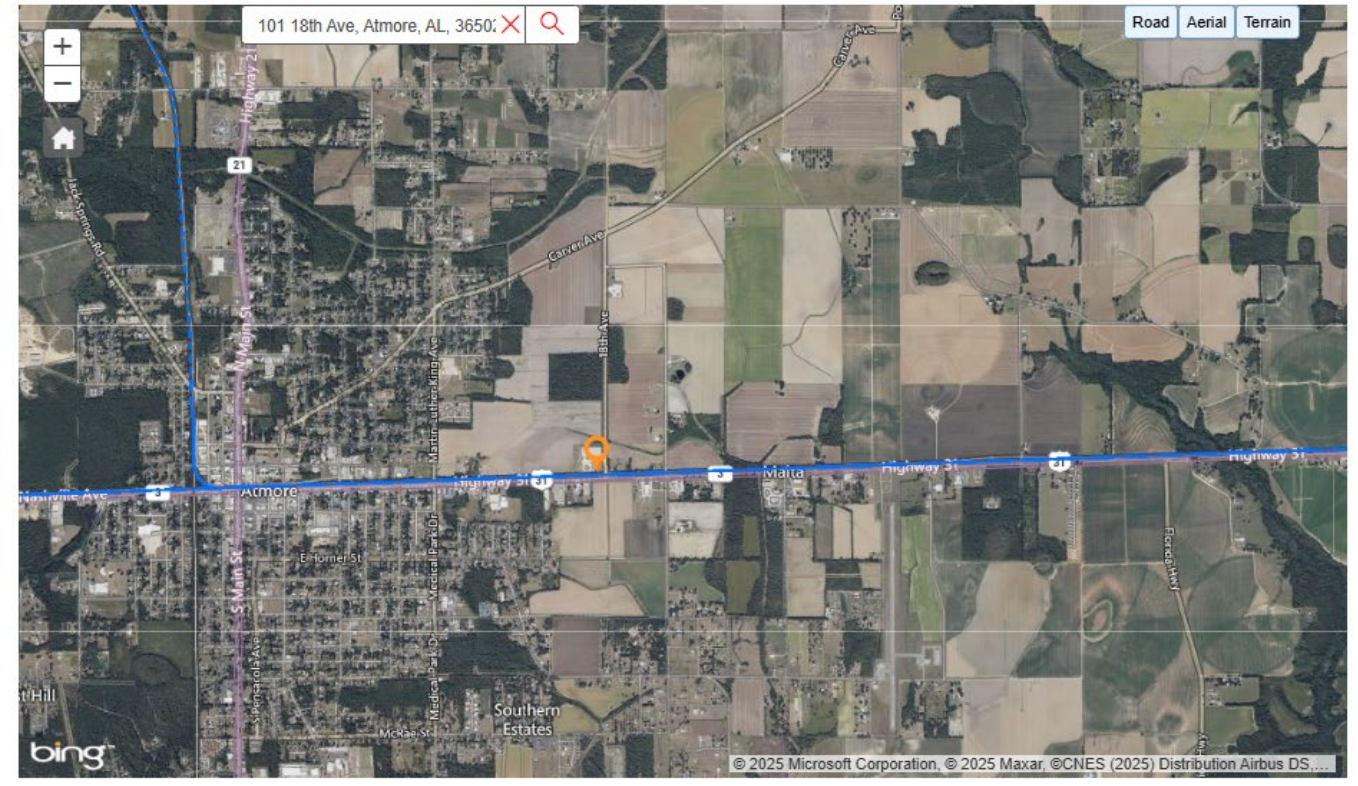
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RAIL & LOGISTICS

Potential rail service; concrete loading dock on-site

Use the on-map search feature to locate a particular state, city or postal code.



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PROPERTY DETAILS

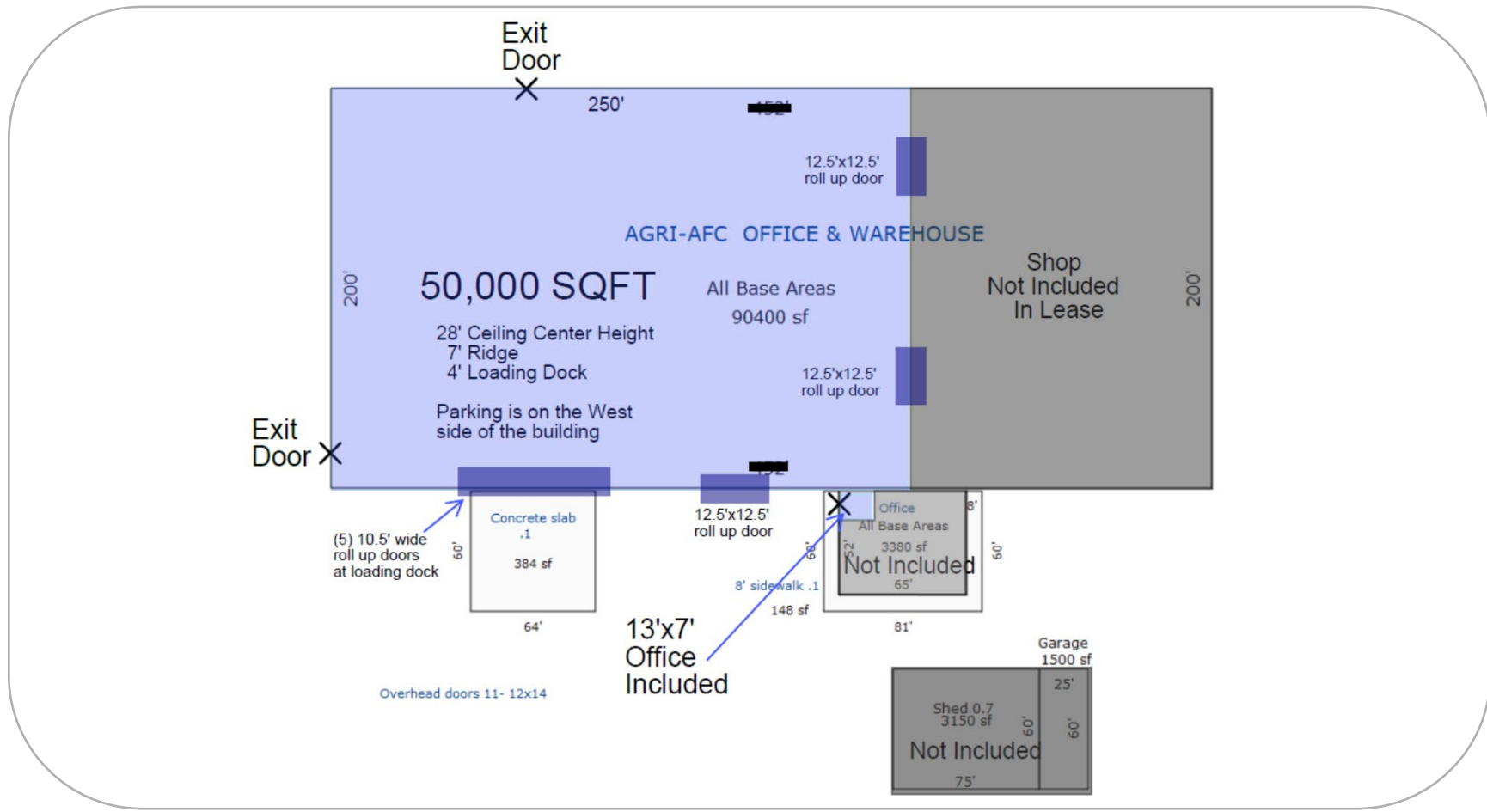
AVAILABLE SPACE	50,091 SF
BUILDING SIZE	93,780 SF
LAND SIZE	10.4 Acres
LEASE RATE	\$0.50/SF/Month NNN
CEILING HEIGHT	21' - 28'
CLEAR HEIGHT	28'
DOCK HIGH DOORS	5 (10.5' wide)
GRADE LEVEL DOORS	1 (12.5' × 12.5')

ZONING	Unzoned
YEAR BUILT	2012, Renovated 2014
PARKING	15 Spaces
POWER	Standard Electric (AL Power)
YARD	Fenced, Unpaved
SPRINKLERS	—
OFFICE SPACE	91 SF (13' × 7')
RESTROOMS	1

DESCRIPTION

50,000+/- SF open warehouse on 1.71± acres. 5-foot high loading dock with five 10.5' wide roll-up doors and one grade-level 12.5' × 12.5' roll-up door. 21'-28' ceiling height accommodating large-scale equipment or tall storage. Landlord willing to divide space to fit tenant needs. Power and water available with potential rail service nearby. Frontage on 18th Avenue, just off US Highway 31. Quick access to I-65. SBA HUBZone certified. \$0.50/SF/Month NNN.

BUILDING DRAWING



Building Size: 93,780 SF | Available: 50,091 SF | 1 Floor | Year Built: 2012

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EXTERIOR VIEWS



VIEW FROM EAST



VIEW FROM SOUTH

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YARD & ENTRANCE

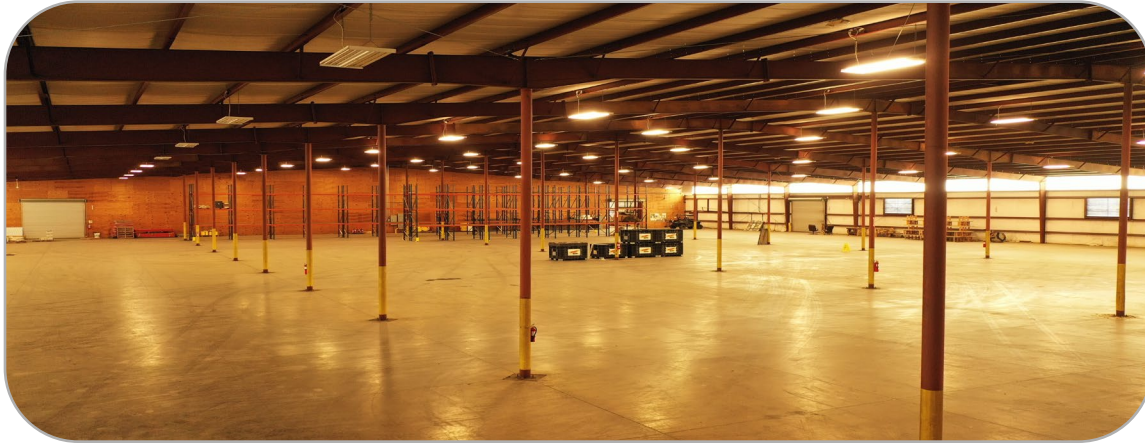


Yard 1.71± acres

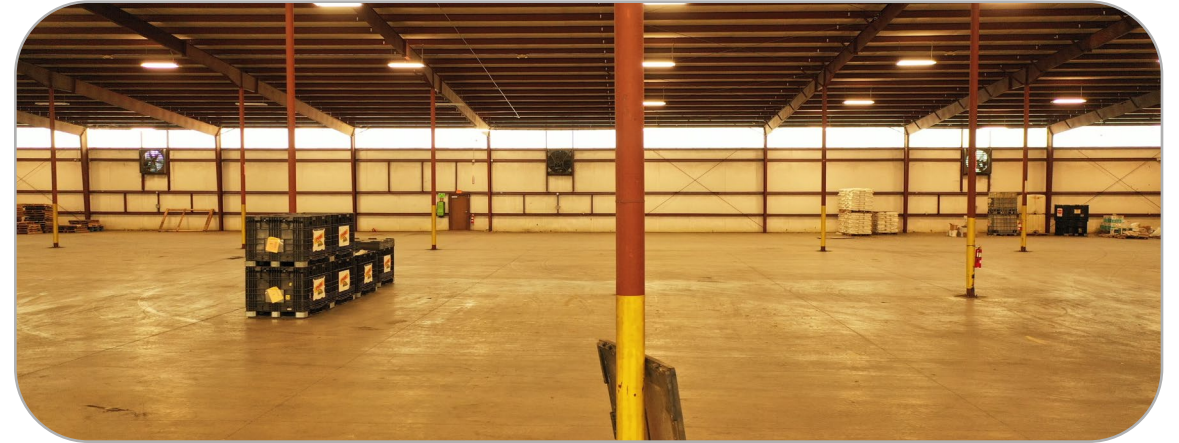


MAIN ENTRANCE

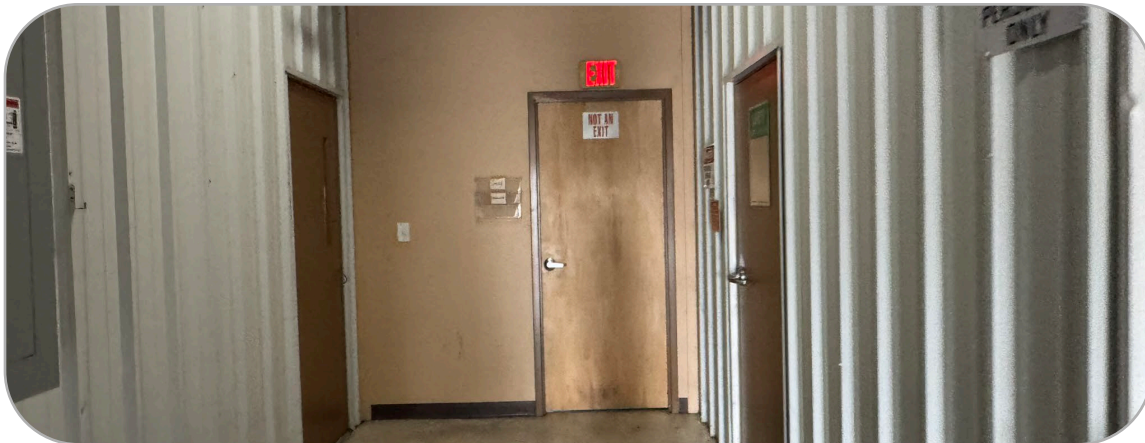
INTERIOR VIEWS



MAIN WAREHOUSE



DOOR ON NORTHEAST SIDE



OFFICE SPACE



WAREHOUSE ON EAST SIDE