

FOR LEASE

MOBILE RIVER INDUSTRIAL PARK
93,400± SF OFFICE/WAREHOUSE
252 Jacintoport Blvd | Saraland



PROPERTY FEATURES:

WAREHOUSE: 93,400± SF
OFFICE/BREAKROOM: 2,000± SF
ZONE: Light Industrial
DOORS: 6 (10' X 10')
EAVE HEIGHT: 24'
COLUMN SPACING: 30' X 73'

ADDITIONAL NOTES:

- Sprinkled
- Skylights
- All utilities: water, gas, electric & fiber optic available
- New LED lighting
- Big Ass Fans
- Ample parking

LEASE RATE:
\$7.00/SF NNN

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DISTANCES TO NOTABLE LOCATIONS

US HWY 43	0.3 miles
I-65 Exit 13	4.1 miles
I-165	6.4 miles
Downtown Mobile	9.7 miles
I-10	12.5 miles
Mobile Aeroplex at Brookley	15.0 miles
Baldwin Co., AL	17.6 miles
Mobile Regional Airport	18.9 miles

Secure Work Environment - The building is located in the Mobile River Industrial Park in Saraland, Alabama, along with several other light industrial operations. It shares an eastern border with Forever Wild Land, which is a wilderness area controlled by the State of Alabama and protected from development in perpetuity. The Saraland police precinct is located at the entrance to the park, affording tenants a secure work environment.

Avoid Tunnel Traffic - Being north of I-10 affords truck drivers the opportunity to avoid the tunnels that frequently congest I-10 in downtown Mobile. Eastbound drivers can cross the Mobile River via the Cochrane Bridge north of downtown and connect with I-10 on the east side of the tunnels. West bound drivers can access I-10 where I-65 terminates, again avoiding traffic cause by the tunnels.



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