

FOR LEASE

Office / Warehouse Distribution Space
📍 5155 Mobile South Street, Theodore, AL



PROPERTY OVERVIEW

13 building industrial complex offering spaces from 20,000± SF up to 78,750± SF located in Mobile South Business Park.

Located just off of I-10 and Highway 90, these buildings are only 13± miles from the Port of Mobile/Container Terminal, and offer easy access to the Intermodal yard with five Class I railroads and all major arteries serving the Mobile and Gulf South market. The property provides concrete drives, dock high and ground level loading, high eave heights with buildings in excellent condition. Premiere warehouse distribution facility in the Mobile market!



LOCATION

5155 Mobile South Street
Theodore, Alabama 36582



COMPLEX INFO

Total Space 426,000± SF
Building Sizes 20,000 - 78,750± SF



EAVE HEIGHT

24±



SPRINKLER

All Buildings



ZONING

I-1 Light Industry



PRICING

\$6.85 PSF NNN
\$1.30 NNN Expenses



BUILDING DETAILS

Building 1 *Leased

Size 78,750± SF
Doors 7 Dock Doors, 1 Drive In
Available December 1, 2025

Building 11

Size 30,000± SF
Doors 2 Dock Doors
Available September 1, 2025

Building 13

Size 41,250± SF
Doors 8 Dock Doors, 1 Drive In
Office 2,100± SF (2 offices, secured reception, conference, large break room, open area with cubicles, 4 restrooms)
Available December 1, 2025

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PHOTOS



AERIAL

This aerial photograph shows an industrial park with several large warehouse and office buildings. A road, labeled 'Business Pkwy', runs vertically through the center. To the left, a highway with a '10' shield is visible. Various buildings are labeled with callouts: 'BPI', 'FEEDING THE GULF COAST', 'ROYAL LAGOON SEAFOOD', 'IBERVILLE INSULATION', 'CCT LOGISTICS', 'MOBILE S&S' (two locations), 'INDUSTRY ONE MOBILE', 'SHAW INDUSTRIES', and 'ARROW EXTERMINATORS'. A large section of the park, outlined in red, contains 13 numbered units (1-13) arranged in a grid. The units are numbered as follows: 1 and 2 on the left; 3, 4, 5, 6, and 7 in the middle; 8, 9, 10, and 11 in the right; and 12 and 13 on the far right. The surrounding area is mostly green with trees and some open land.

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AERIAL

An aerial photograph of an industrial park. The image shows several large industrial buildings and parking lots. A road labeled 'Business Pkwy' runs vertically through the center. A road labeled 'Mobile St' runs horizontally across the middle. A road labeled '10' is visible in the top left. A large section of the park is highlighted with a red border and contains 13 numbered units (1-13). Various callout boxes identify specific locations: BPI, FEEDING THE GULF COAST, ROYAL LAGOON SEAFOOD, IBERVILLE INSULATION, CCT LOGISTICS, ARROW EXTERMINATORS, SHAW INDUSTRIES, and INDUSTRY ONE MOBILE.

BPI

FEEDING THE GULF COAST

ROYAL LAGOON SEAFOOD

IBERVILLE INSULATION

CCT LOGISTICS

ARROW EXTERMINATORS

SHAW INDUSTRIES

INDUSTRY ONE MOBILE

Mobile St

Business Pkwy

10

1

2

3

4

5

6

7

8

9

10

11

12

13

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AREA MAP

