



www.metcalfeco.com
(251) 432 - 2600

Adam J. Metcalfe
adam@metcalfeco.com

FOR LEASE

Office/Warehouse Facility

9699 Spanish Fort Boulevard ▪ Spanish Fort, Alabama





This is a rare opportunity to lease a quality office/warehouse building in a great location in Baldwin County.

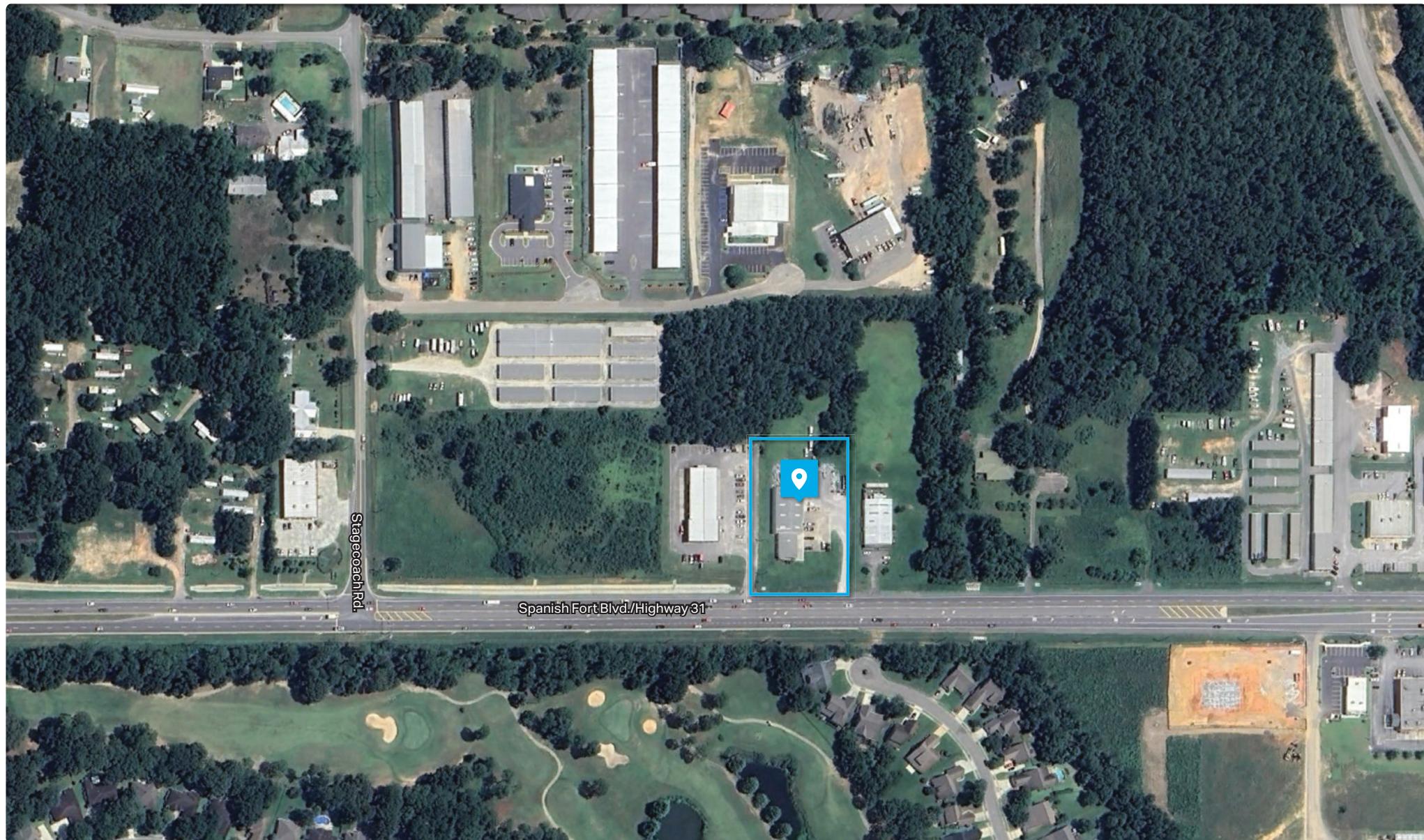
Location	9699 Spanish Fort Boulevard (Highway 31)
Building	
Type:	Pre-engineered steel w/brick office facade
Year Built:	1990
Size:	8,000± square foot total 2,000± square foot office 6,000± square foot warehouse
Loading:	(2) 12' x 16' grade level roll up doors
Eave Height:	18'±
Lighting:	Owner is installing new LED lighting in the warehouse
Ventilation:	Wall mounted fans and ridge vents
Additional Features	New asphalt parking lot Lay down yard with stone surface
Land Area	1.4± Acres
Zoning	Baldwin County - B-3 General Business
Rental Rate	\$9,000 per month, Net Net

Adam J. Metcalfe
(251) 432 - 2600
adam@metcalfeco.com

Post Office Box 2903
Mobile, AL 36652

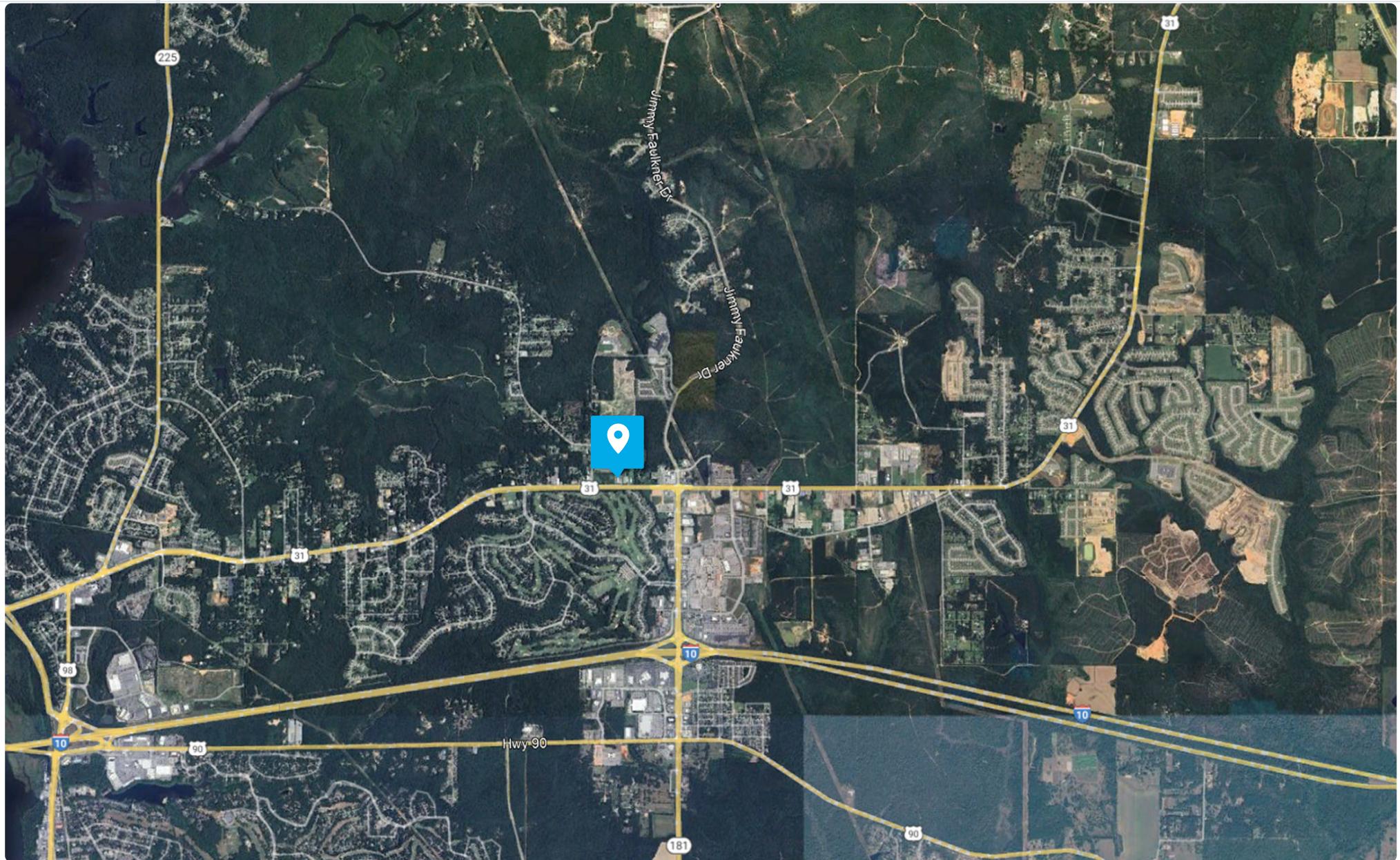
www.metcalfeco.com

The information provided for by the company is subject to errors, omissions, changes, prior sale or lease and withdrawal from the market without notice by the owner. This information has been gathered from sources that are deemed to be reliable, however there is no warranty or guarantee to its accuracy or validity. You are hereby advised to independently verify the information presented herein.





AREA MAP



FOR LEASE • 9699 Spanish Fort Boulevard • Spanish Fort, Alabama