

FOR SALE

Partially Leased Multi-Tenant Industrial Showroom/Warehouse Facility

1854 E. Interstate 65 Service Road N. ■ Mobile, Alabama 36617





Industrial and Warehouse Investment/User Property Located on Interstate 65 with High Profile Exposure.

Location

1854 E. Interstate 65 Service Road N.
East side of Interstate 65 Service Road between
Moffett Road and Highway 45

Unit A

Type: Former truck & trailer repair & tire warehouse
Size: 41,700± sf total
6,000± sf office/showroom area
2,640 ± sf drive-through service bay
Loading: 3 new dock high, 1 van high and
grade level doors
Lighting: Skylights and new LED
Fire Protection: Fully sprinkled
Eave Height: 18'±
Signage: Dual-pole signage available
Status: Vacant

Site Size

7.7± Acres

* Additional Land Available

Unit B

Type: Warehousing/distribution/fabrication
Size: 25,200± sf total
2,000± sf office/showroom area
Loading: 1 dock high, 1 ramp door
Lighting: LED
Fire Protection: Fully sprinkled
Eave Height: 24'±
Status: Leased to GMQ Tops
*Lease information available upon request

Zoning

I-1, Light Industrial
City of Mobile

Taxes & Insurance

\$.75 per square foot

Purchase Price REDUCED

\$3,980,000

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Unit A







Unit B







