


FOR LEASE

38,000± SF OFFICE/WAREHOUSE

840 Lakeside Drive | Mobile, AL

FORMER FEDEX SHIP CENTER



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**CRE
MOBILE**
CRE-MOBILE.COM



PROPERTY SIZE
38,000± SF Office/Warehouse
Situated on 2.463 AC parcel



OFFICE LAYOUT
4,900 SF; Reception/lobby, 9 private offices, 2 conference rooms, server room, supply closet, breakroom & 2 restrooms with shower



ZONING
B-3: Community Business



DOORS
7 drive-in doors - 12' x 12'
1 drive-in door - 12' x 14'
4 dock doors - 8' x 8'
1 dock door - 12' x 16'



FENCED
Entire property is fenced with coded keypad entrances



SPRINKLER
Sprinkler system throughout



LEASE RATE
\$9.50/SF NNN

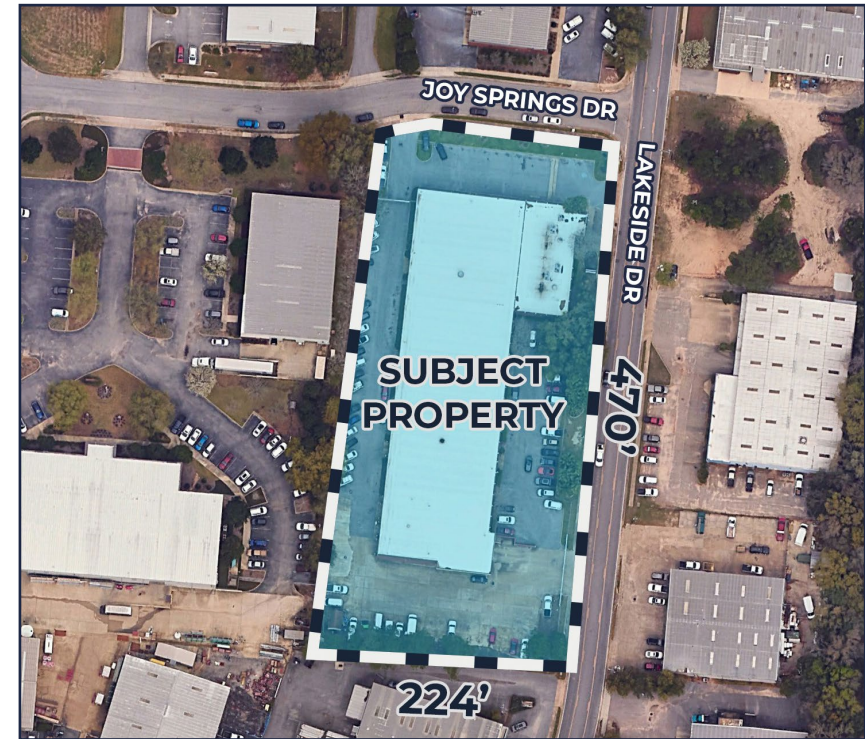
LOCATION ADVANTAGES



Central Location
Conveniently located less than 0.5 miles from I-65 via Exit 1.



Conveniently Located
Immediate area features a variety of light industrial users.



DISTANCES TO NOTABLE LOCATIONS

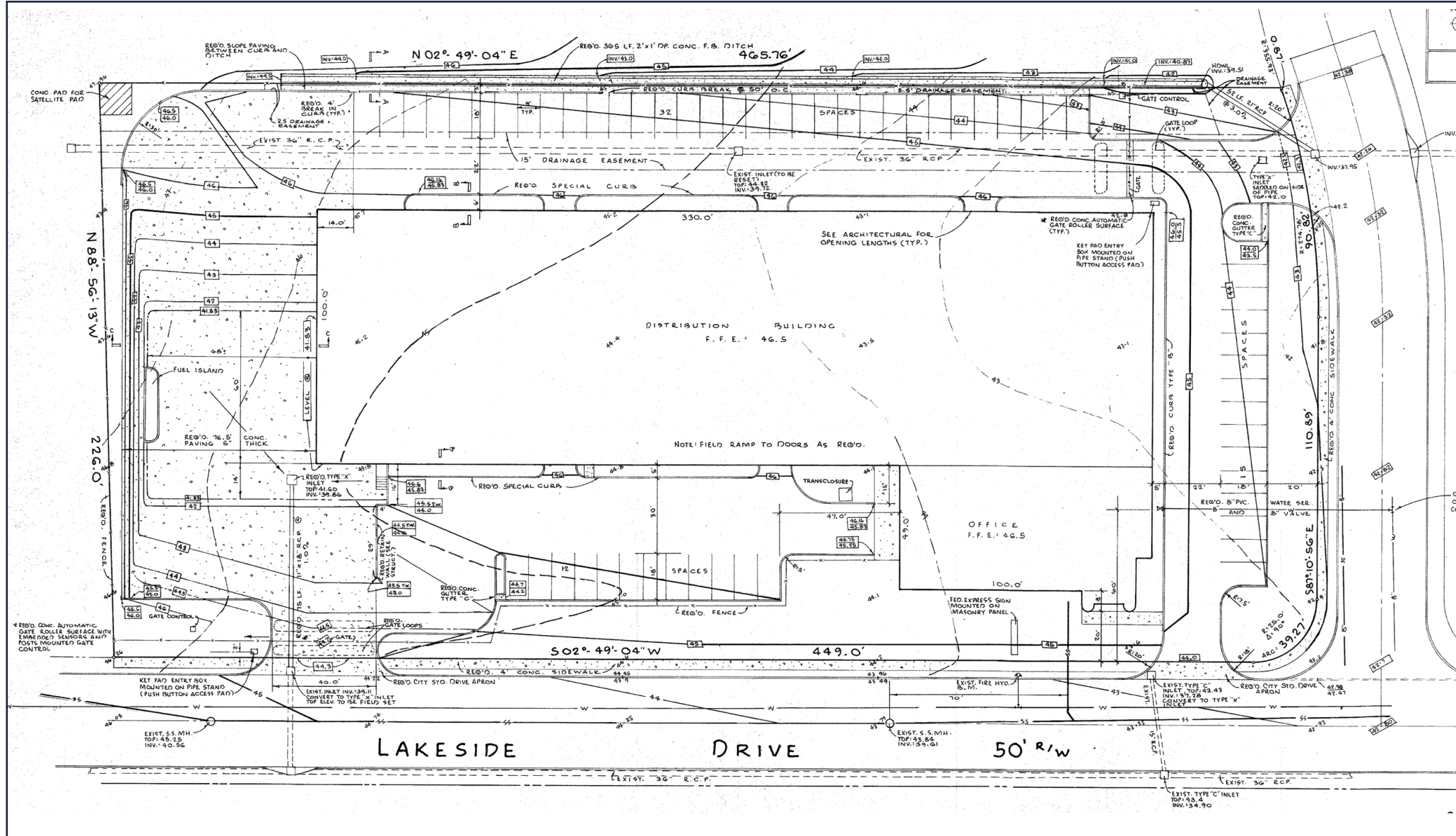
I-65	0.5± miles
I-10	2.5± miles
Mobile Downtown Airport	6± miles
Port of Mobile	9± miles
APM Terminals	8.3± miles

Distance measured as drive time

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Main Warehouse



Main Warehouse



Vehicle Maintenance Room



(4) 8X8 Dock Doors



12' x 16' Dock Door



(7) 12' x 12' Doors

