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# FOR SALE

26.5± AC Hamilton Blvd. | Theodore, AL



#### **PROPERTY SIZE** 26.5± AC Industrial Land

## **PROXIMATE LOCATION**

Direct Proximity to I-10, State Docks, ASPA Intermodal, Theodore Industrial Canal and Brookley Aeroplex

# UTILITIES

All Available to Site at Industrial Levels

# ZONING

Heavy Industrial Zoning

# RAIL ACCESS

1,338± FT of CSX Rail Access

**SALES PRICE** Contact Agent for Pricing

## LOCATION ADVANTAGES



#### **Central Location**

Conveniently located on Hamilton Blvd less than 2 miles to HWY 90 and less than 4 miles to I-10.

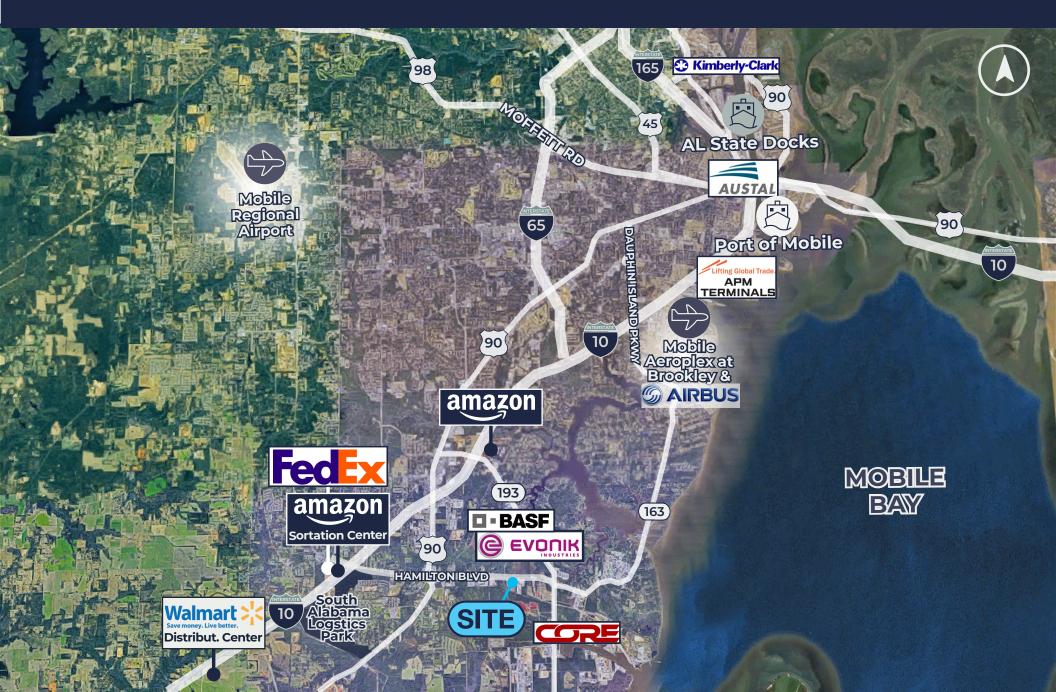


#### **Active Industrial Corridor**

Located down the road from 6M SF South Alabama Logistics Park & Port City Commerce Park (Amazon, FedEx).

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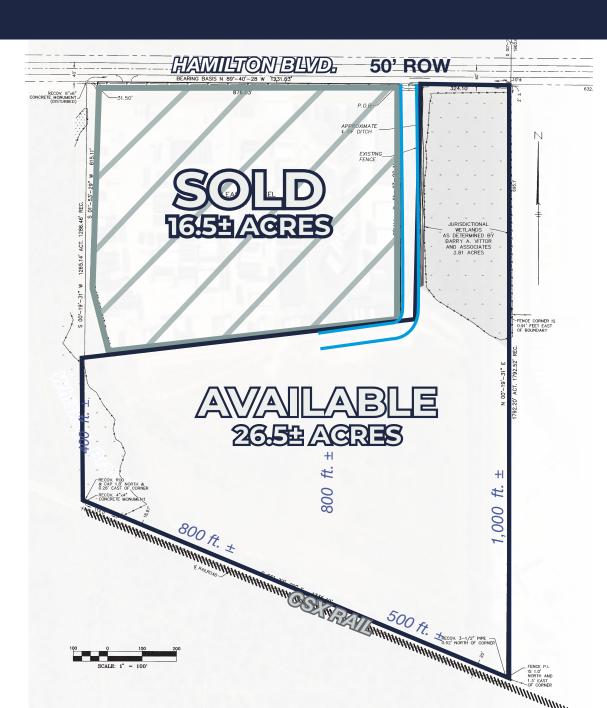


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# Image: Constrained billing Find your your space.

KEY DISTANCES:	
Rangeline Rd.	0.7 miles
Government Blvd. (HWY 90)	1.9 miles
I-10	3.8 miles
I-65	8.2 miles
Mobile Aeroplex at Brookley	10 miles
Downtown Mobile	14.2 miles
Mississippi	17.3 miles
Baldwin County, AL	22.4 miles

#### **About CRE Mobile**

CRE Mobile is a team of seasoned professionals with over 175 years of experience in all facets of real estate with a unique presence as a full-service commercial real estate firm in southwest Alabama. We align our goals with yours because we recognize the future of your asset depends upon our performance to deliver results to you. Success comes from being on the same page—from the big picture down to the small details. We are here to help you — find your space —