

FOR LEASE

TWO 5,000 SF INDUSTRIAL BUILDINGS

4525 Schillinger Road | Semmes, AL



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**CRE
MOBILE**
CRE-MOBILE.COM

**9.08 AC
LOT**

**30 TOTAL
PARKING SPACES**

**ZONING
NOT APPLICABLE**

**UTILITIES
AVAILABLE**

NORTH BUILDING:

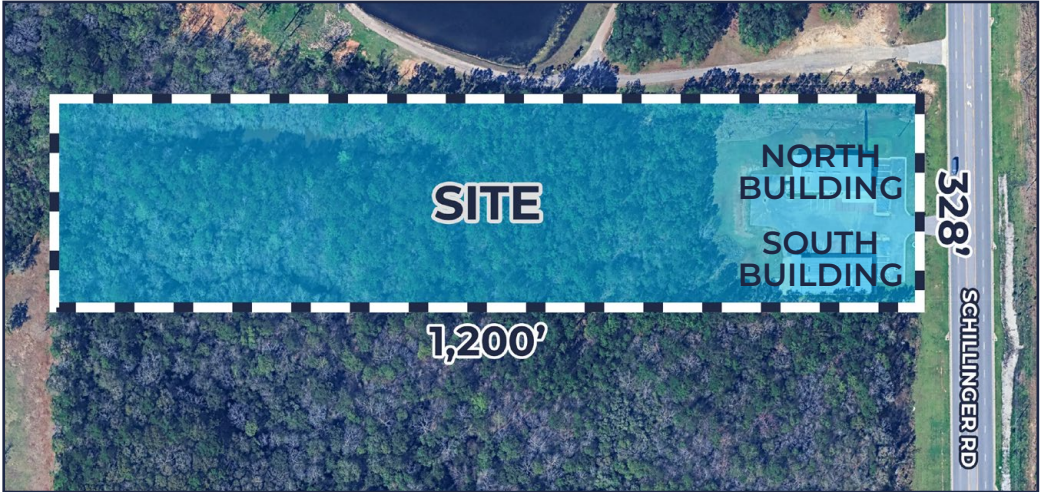


- 5,000 SF
- Built in 2006
- Traditional office/warehouse
- 2 drive-in doors that can accommodate large vehicles
- 1 loading dock
- 1 dock-high door
- Private offices training rooms, storage and break room and restroom
- Warehouse is an open floor plan.
- **LEASE RATE: \$6.00/ SF NNN**
- **AVAILABLE 1/1/27**

SOUTH BUILDING:



- 5,000 SF
- Built in 2008
- High quality office space
- Climate-controlled warehouse
- Includes a specialized training bay designed for training in rope rescue, hull rescue, hole rescue, trench & confined space rescue
- Space includes EMS training classroom & sleeping bay
- 1 loading dock
- 1 dock-height door
- 1 drive-in door
- **LEASE RATE: \$10.00/SF NNN**
- **Available 10/1/26**



Location Description:

The 9.08-acre site is located in the City of Semmes on the west side of Schillinger Road North between Highway 158 (0.5-mile) and Highway 98 (1.5-miles). Semmes is a growing municipality in northwest Mobile County with many single-family residential neighborhoods, multi-family developments, schools, churches and a wide variety of commercial enterprises.

Moffett Road	1.5 miles
Airport Blvd.	7.0 miles
Mobile Regional Airport	7.6 miles
I-65 (via HWY 158)	8.6 miles
I-10	16.3 miles
Mississippi State line	18.8 miles
Mobile Aeroplex at Brookley	19.9 miles
Baldwin County, AL	26.4 miles
Pensacola, AL	66.8 miles

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