

5212-5240 WILLIS RD

*Opportunity to lease 96,206 to
196,206 SF of quality distribution
space in Mobile, Alabama*

5240 WILLIS RD

5212 WILLIS RD

FOR LEASE



Metcalf & Company, Inc.



Kidder
Mathews

Exclusively Listed by



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TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

02

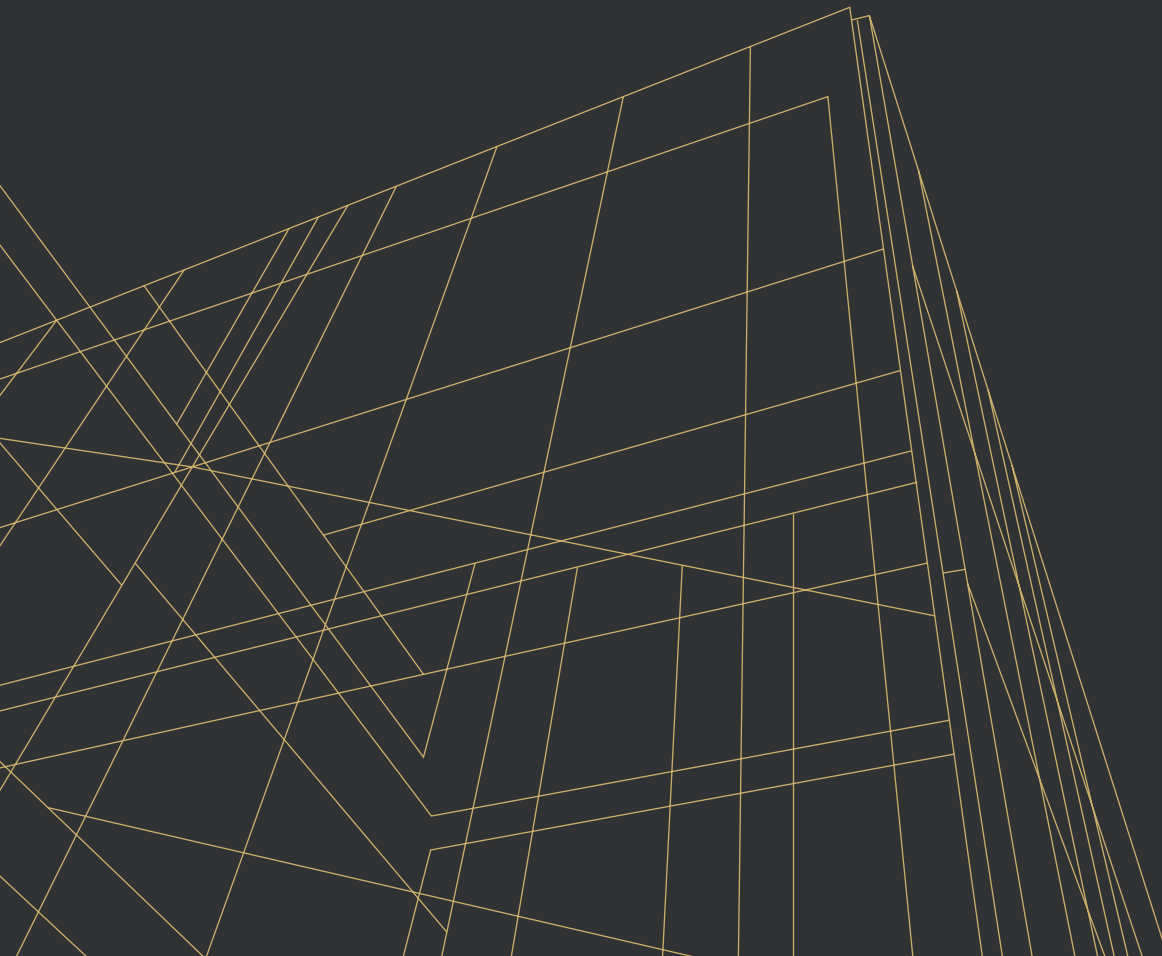
PROPERTY OVERVIEW

Overview Aerial
Property Breakdown
Site Plan
5212 Willis Rd
5240 Willis Rd

03

LOCATION OVERVIEW

Mobile County Economic Overview
Mobile MSA Economic Development
Mobile, AL Industrial Market
Mobile Rail Access
Drive Time & Population Map
Distance Map
Demographics



EXECUTIVE SUMMARY

PREMIER INDUSTRIAL PROPERTIES IN MOBILE, ALABAMA MSA

Kidder Mathews & Metcalfe & Company, Inc as exclusive advisors are pleased to offer for lease two buildings totaling 196,206 SF of industrial distribution space on 9.20 AC of land in Theodore, AL (Mobile MSA). The buildings are strategically located along the I-10, a 12 mile distance to one of the most active deep water ports in the United States as well as prime distribution access to Eastern, Central & Gulf Coast States.

→ WATCH DRONE VIDEO

	5212 Willis Rd	5240 Willis Rd
TOTAL RBA	96,206 SF	100,000 SF
TOTAL LAND	3.05 AC	6.15 AC
YEAR BUILT	2022	2002
APN	33-08-28-4-000-027.002	33-08-28-4-000-027.003

\$7.25

LEASE PRICE / SF / YEAR/ NNN

9.20

TOTAL LOT AC

196.2K

TOTAL BUILDING SF





Regional Distribution Infrastructure

Water – The 2nd fastest growing and 11th most active port in the USA that will soon be dredged to 50'.

Rail – Five class-one railroads with dock loading capabilities.

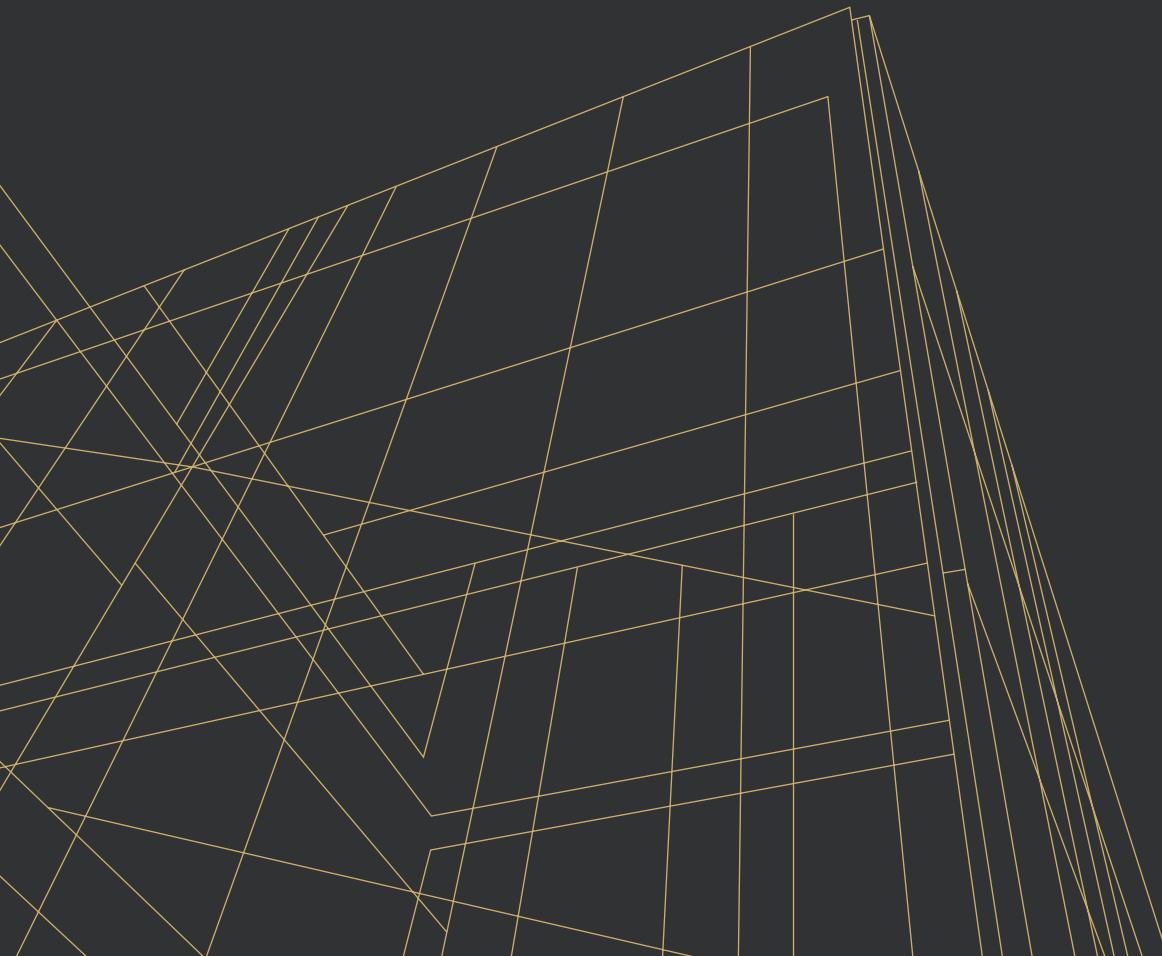
Air – Brand new international airport with a dedicated commercial terminal (to be completed in 2025).

Highway – I-10 spanning from east to west and I-65 going south to north.



Quality Commercial Real Estate

The Willis Road property was constructed to the highest standards and is fully fenced with electronic gate access, state of the art security system, and a wind rating of 158 MPH. 5240 Willis Road was constructed with a 24-gauge standing seam metal roof, and the warehouse floors are 7" thick with tied rebar, and metal shavings added to the concrete for added strength. The building has high volume ceiling fans providing comfort for warehouse employees. All the docks have levelers and tubular trailer guides. 5212 Willis Road is recently constructed with a unique staging/loading area with a 25' wide concrete ramp and 24' x 16' electrically operated roll up door.



PROPERTY OVERVIEW

PROPERTY OVERVIEW



BUILDING HIGHLIGHTS



5212 Willis Rd

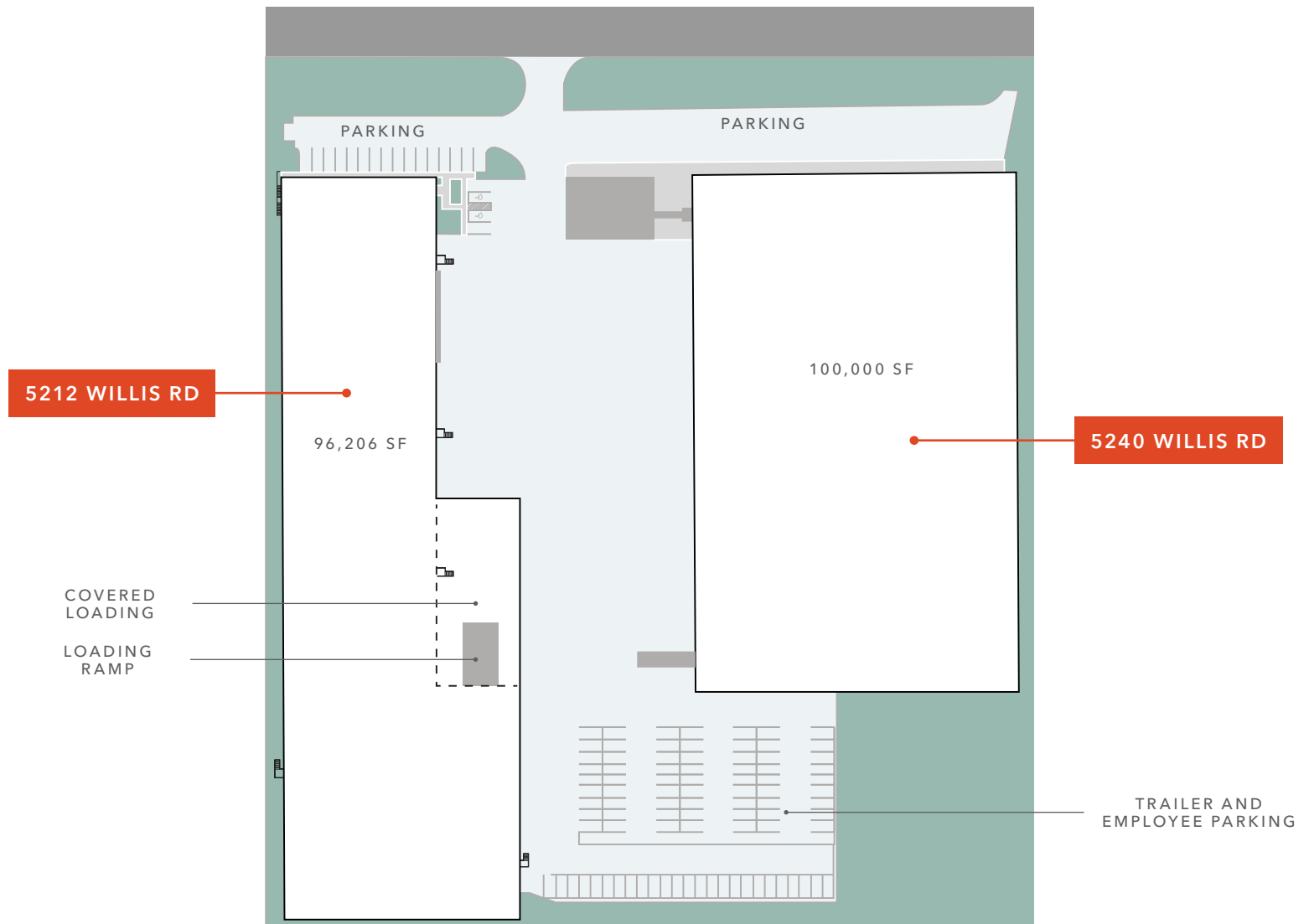
YEAR BUILT	2022
CONSTRUCTION	Metal
APN	33-08-28-4-000-027.002
RBA	96,206 SF
OFFICE SF	8,000 SF total (4,000 upstairs office)
COVERED LOADING	9,400 SF
LOT SIZE	3.05 AC
RESTROOMS	6
CLEAR HEIGHT	27'-29'
DOCK HIGH	4 (9'x10')
RAMP DOOR	1 (24'x16')
FIRE SPRINKLERS	ESFR
POWER	800A 480V 3p 4w



5240 Willis Rd

YEAR BUILT	2002
CONSTRUCTION	Metal
APN	33-08-28-4-000-027.003
RBA	100,000 SF
OFFICE SF	3,600
LOT SIZE	6.15 AC
RESTROOMS	6
CLEAR HEIGHT	27'
DOCK HIGH	15 (9'x10')
GRADE LEVEL	1 (14'x14')
RAMP DOORS	1 (9'x10')
FIRE SPRINKLERS	ESFR
POWER	600A / 277 480V 3p 4w

5212 - 5240 WILLIS RD SITE PLAN



*Not to scale

PROPERTY OVERVIEW

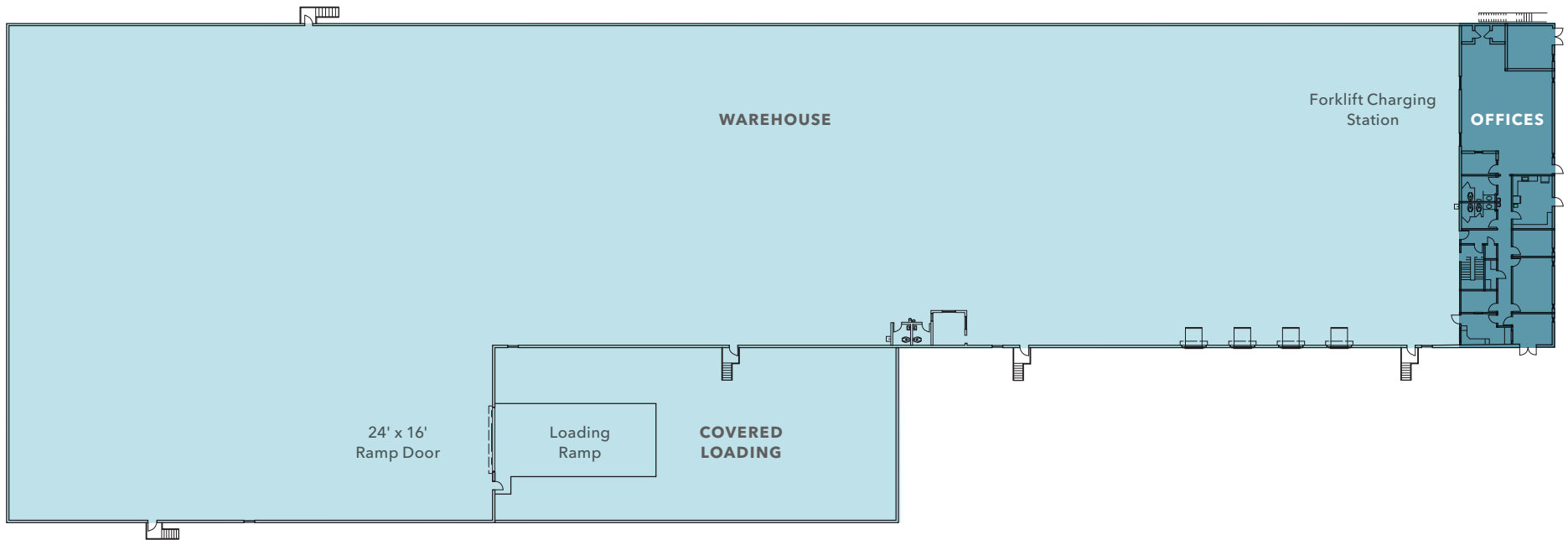


5212 WILLIS RD

PROPERTY 01

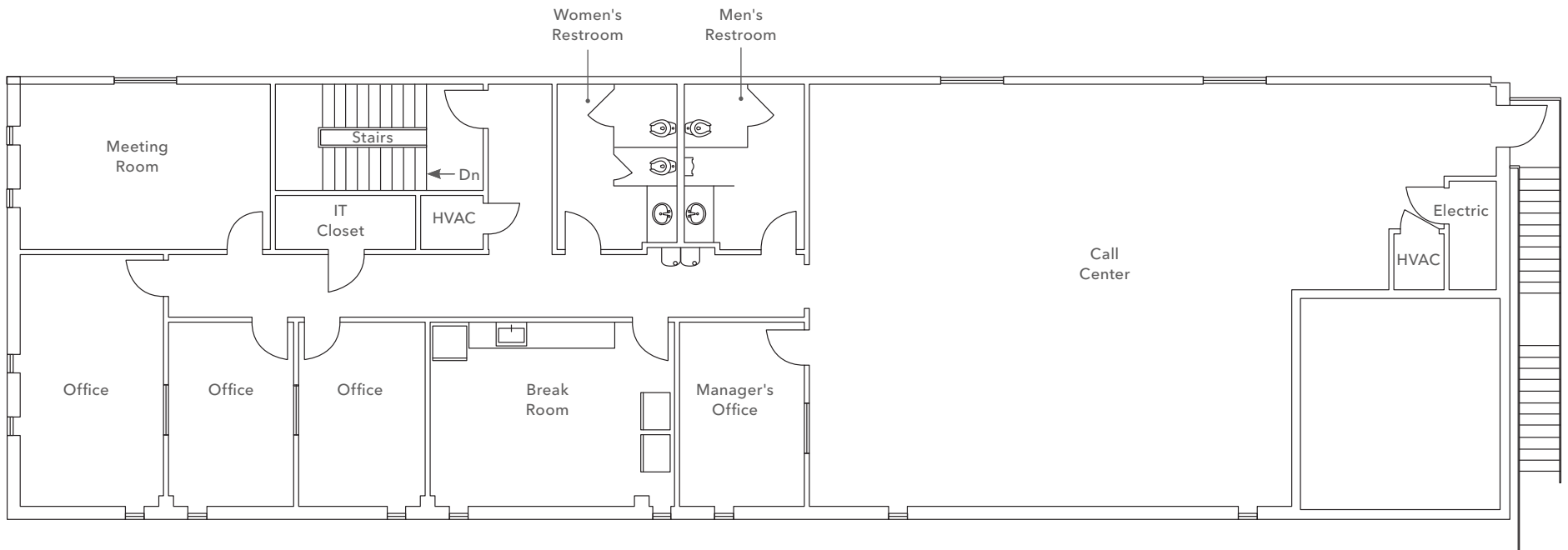


WAREHOUSE FLOOR PLAN



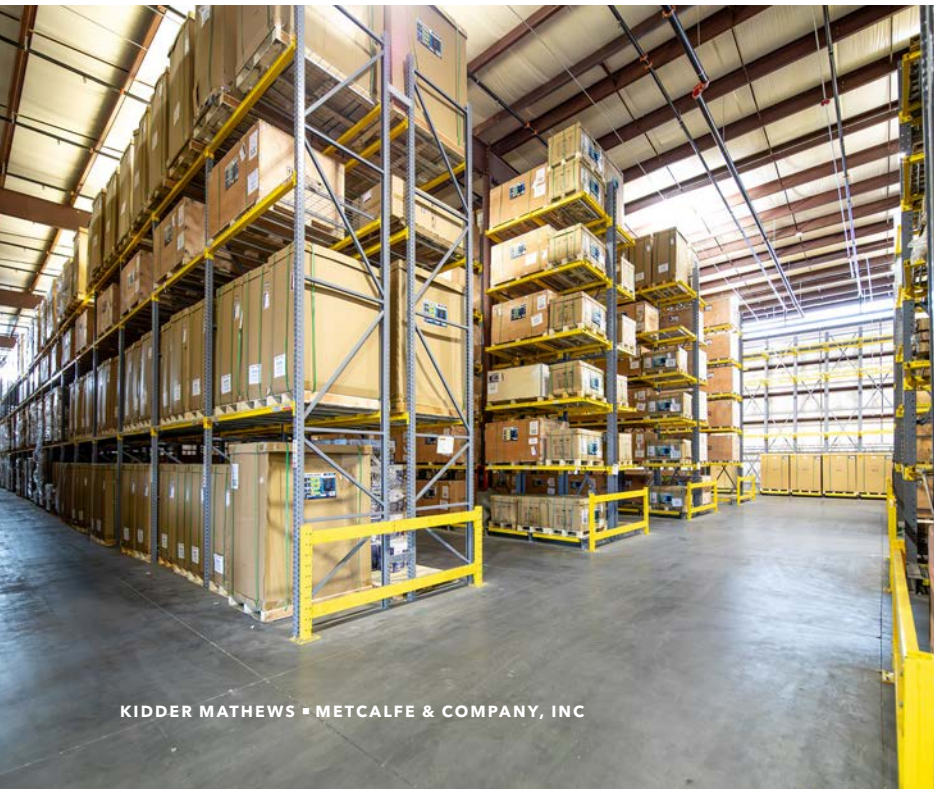
*Not to scale

OFFICE SECOND FLOOR



*Not to scale



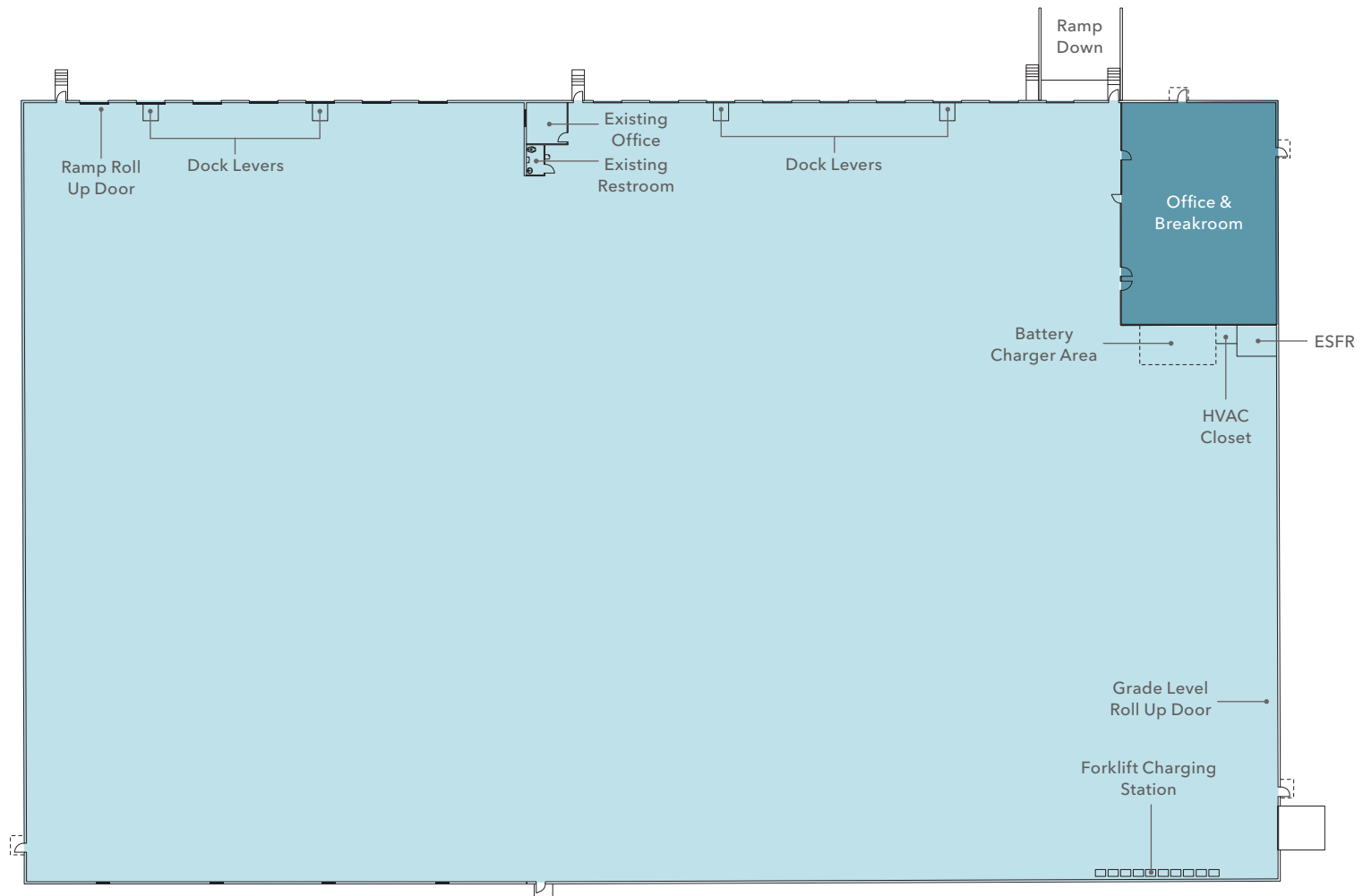


5240 WILLIS RD

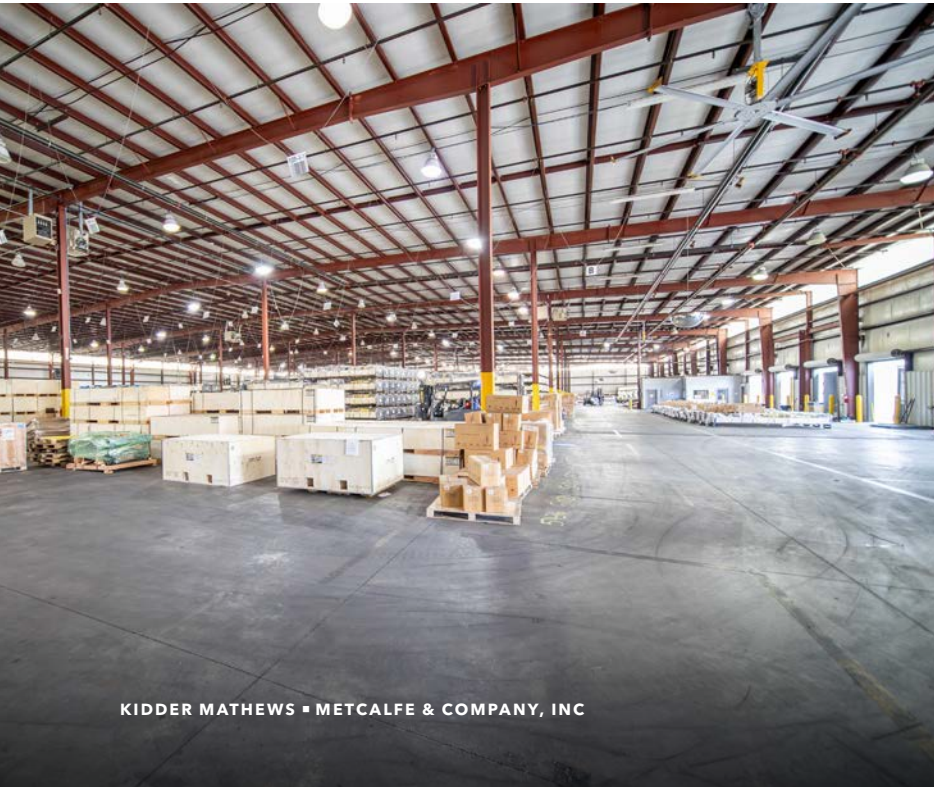
PROPERTY 02

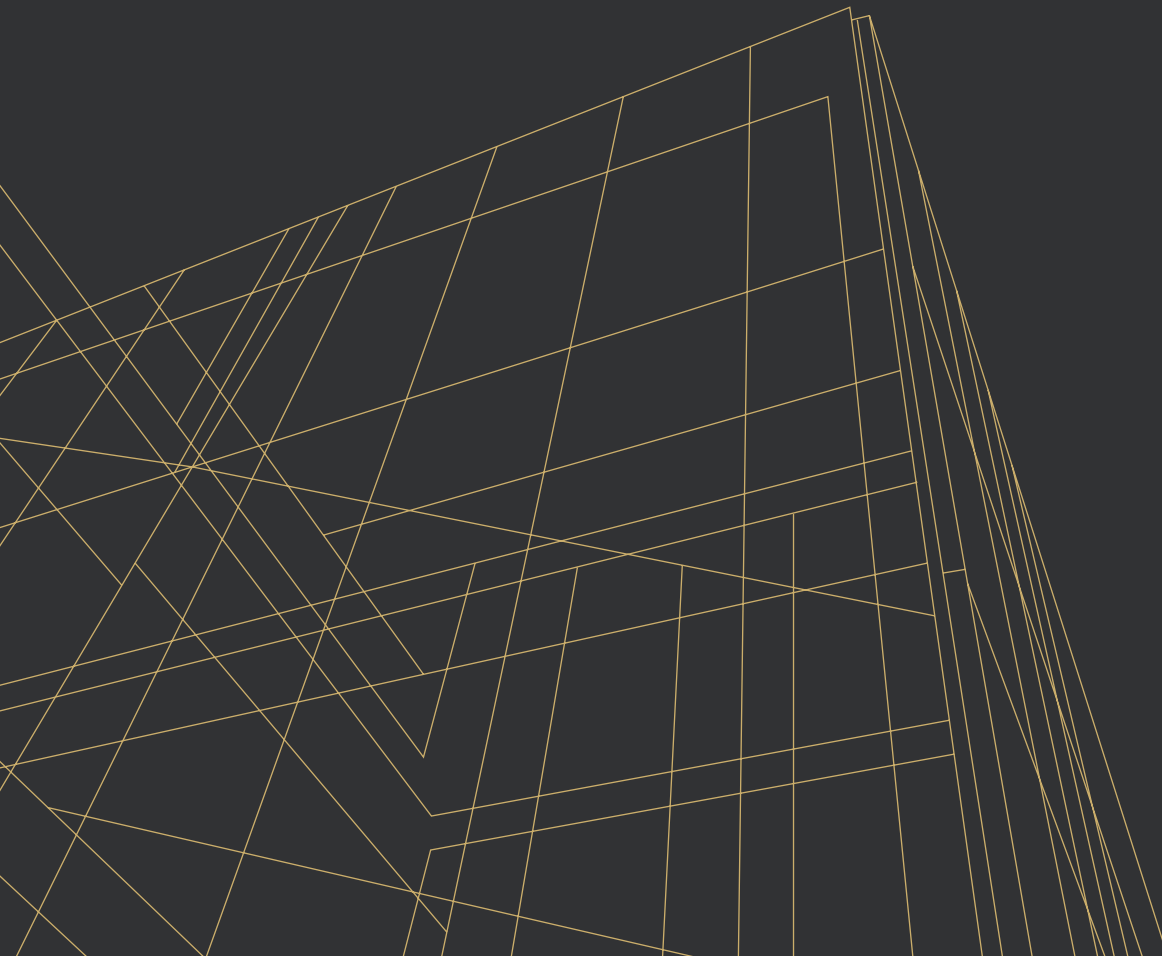


FLOOR PLAN









LOCATION OVERVIEW

MOBILE COUNTY ECONOMIC OVERVIEW

Home to over 400,000 people, Mobile County is the second most populated County in Alabama and the largest municipality on the Gulf Coast between New Orleans, Louisiana, and St. Petersburg, Florida.

Sitting at the heart of the fastest growing region in the United States, with the 11th largest, and 2nd fastest growing deep water shipping port in the United States, abundant rail capabilities (9 railroads and on-dock rail capabilities), an international airport with a dedicated commercial terminal (terminal to be completed in 2025), and access to the I-10 and I-65 interstates, Mobile Alabama is an ideal location to compete in regional, national, and global business arenas.


With a diverse talent pool, unmatched infrastructure, affordable real estate, and a low cost of living it is no surprise that Mobile has attracted a diverse group of industries and over 60 major global companies.

MAJOR EMPLOYERS

Notable Infrastructure

4 ————— 
100-GAUGE POST-PANAMAX
& SUPER POST-PANAMAX
SHIP-TO-SHORE CRANES

5 ————— 
CLASS-1 RAILROADS
GENERATING \$290M OR
MORE IN ANNUAL REVENUE

2 ————— 
AIRPORTS IN MOBILE WITH
FAA PART 139 CERTIFICATION

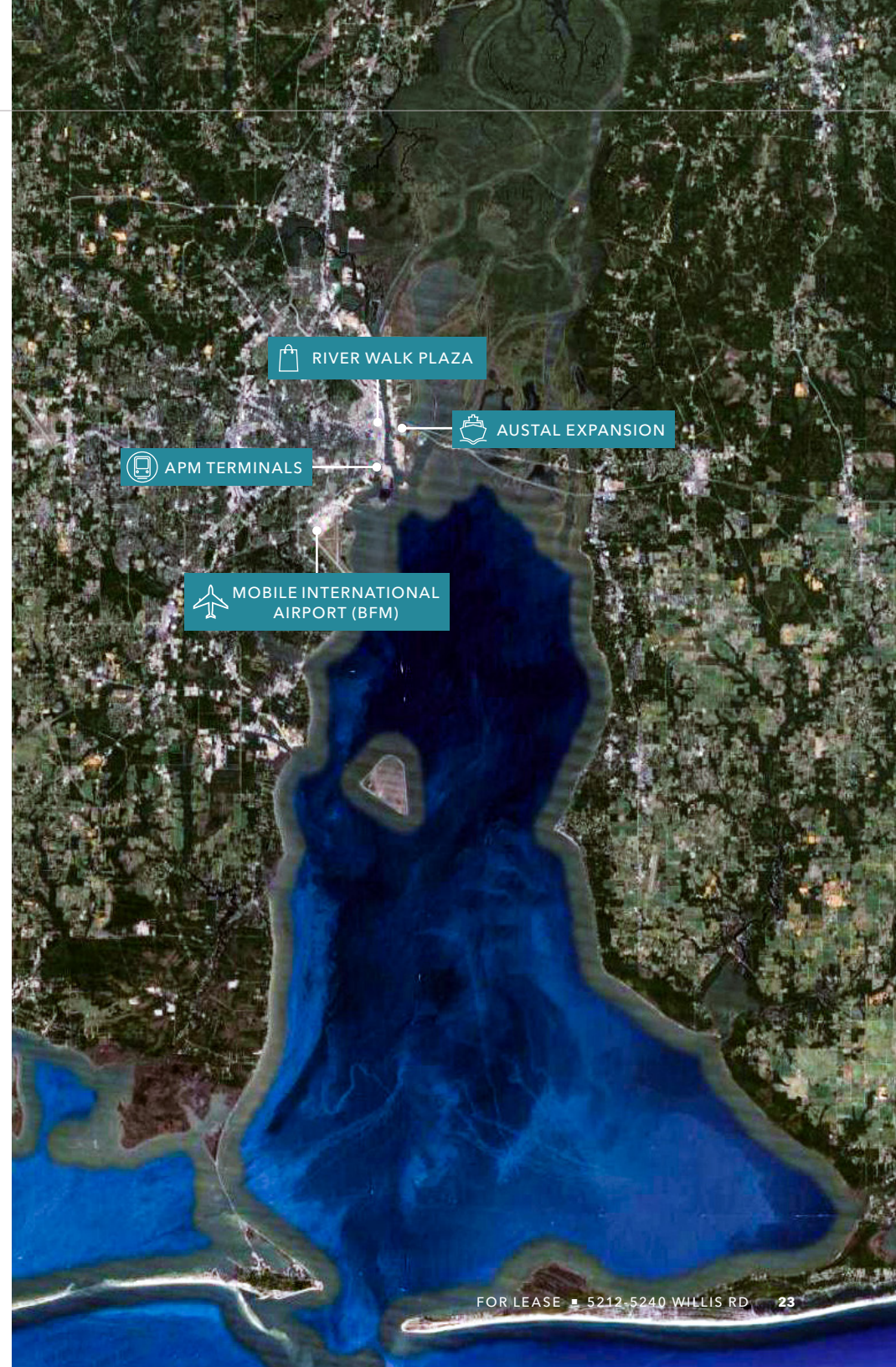
7X ————— 
WEEKLY GLOBAL CONTAINER
CARRIER-SERVICE

2 ————— 
INTERSTATE SYSTEMS
I-10 & I-65

15K ————— 
ACCESSIBLE MILES OF
INLAND WATERWAYS

MOBILE MSA ECONOMIC DEVELOPMENT

Project	Description
HARBOR DEEPENING AND WIDENING	A \$365M project to be completed in 2025 to make Mobile the deepest port in the Gulf of Mexico
NEW INTERNATIONAL AIRPORT	With a dedicated commercial terminal (to completed in 2025)
APM TERMINALS MOBILE	\$60,000,000 expansion plan to add 12,000 feet of tracks, additional rail yard storage space, and container capacity.
RIVER WALK PLAZA	This waterfront development will include a luxury hotel, condos, class A office space, restaurants, retail, and entertainment options
AUSTAL EXPANSION	Expanding their presence with a 1.5M SF, state of the art, ship building facility



MOBILE, ALABAMA INDUSTRIAL MARKET

The industrial real estate market in Mobile County, Alabama, is characterized by a strategic location, robust infrastructure, and a diverse range of industrial activities. Situated in the southwestern part of the state, Mobile County benefits from its proximity to major transportation routes, including highways, railways, and the renowned Port of Mobile. This strategic positioning positions the county as a vital hub for logistics and distribution, attracting businesses from various sectors.

The Port of Mobile, one of the largest deep-water ports in the Gulf of Mexico, is a significant contributor to the region's industrial prowess. Its role in facilitating the import and export of goods adds to the appeal of Mobile County for businesses engaged in international trade. Ongoing investments in infrastructure development, such as road improvements and facility expansions, further enhance the accessibility and efficiency of industrial areas within the county.

The industrial landscape in Mobile County is diverse, accommodating a wide array of sectors, including manufacturing, warehousing, and logistics. This diversity not only contributes to the resilience of the market but also fosters a dynamic business environment. The county boasts a skilled workforce, supported by local educational institutions and training programs, making it an attractive destination for businesses seeking to establish or expand their operations.

Mobile County is known for its business-friendly environment, with supportive local governments and economic development initiatives. The demand for industrial space in the region is on the rise, driven by factors such as e-commerce expansion, manufacturing activities, and the overall strategic advantages offered by the area. Businesses in Mobile County are also adopting technology integration and sustainability initiatives, reflecting broader trends in the industrial sector.

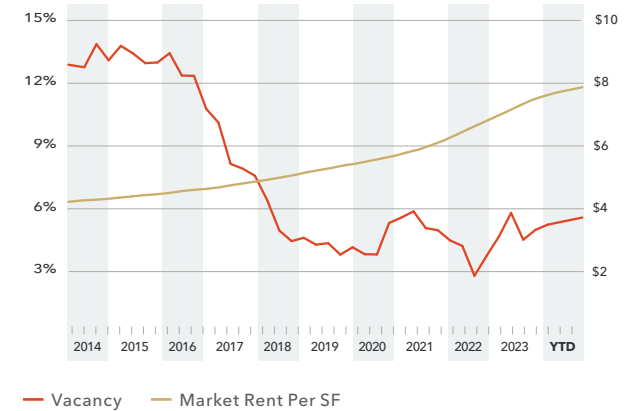
37.7M SF

TOTAL INDUSTRIAL INVENTORY

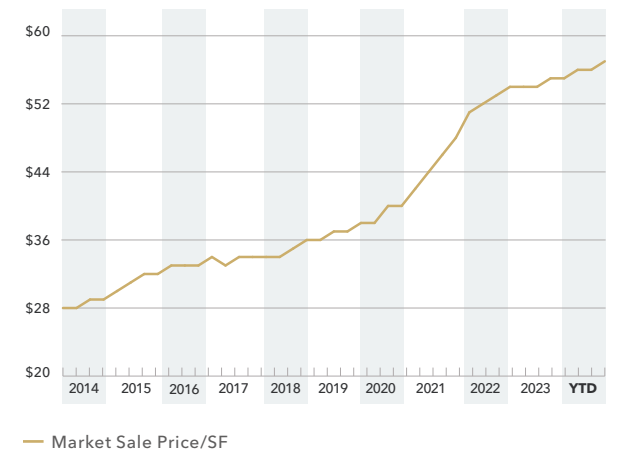
5.4%

VACANCY

VACANCY & MARKET RENT PER SF

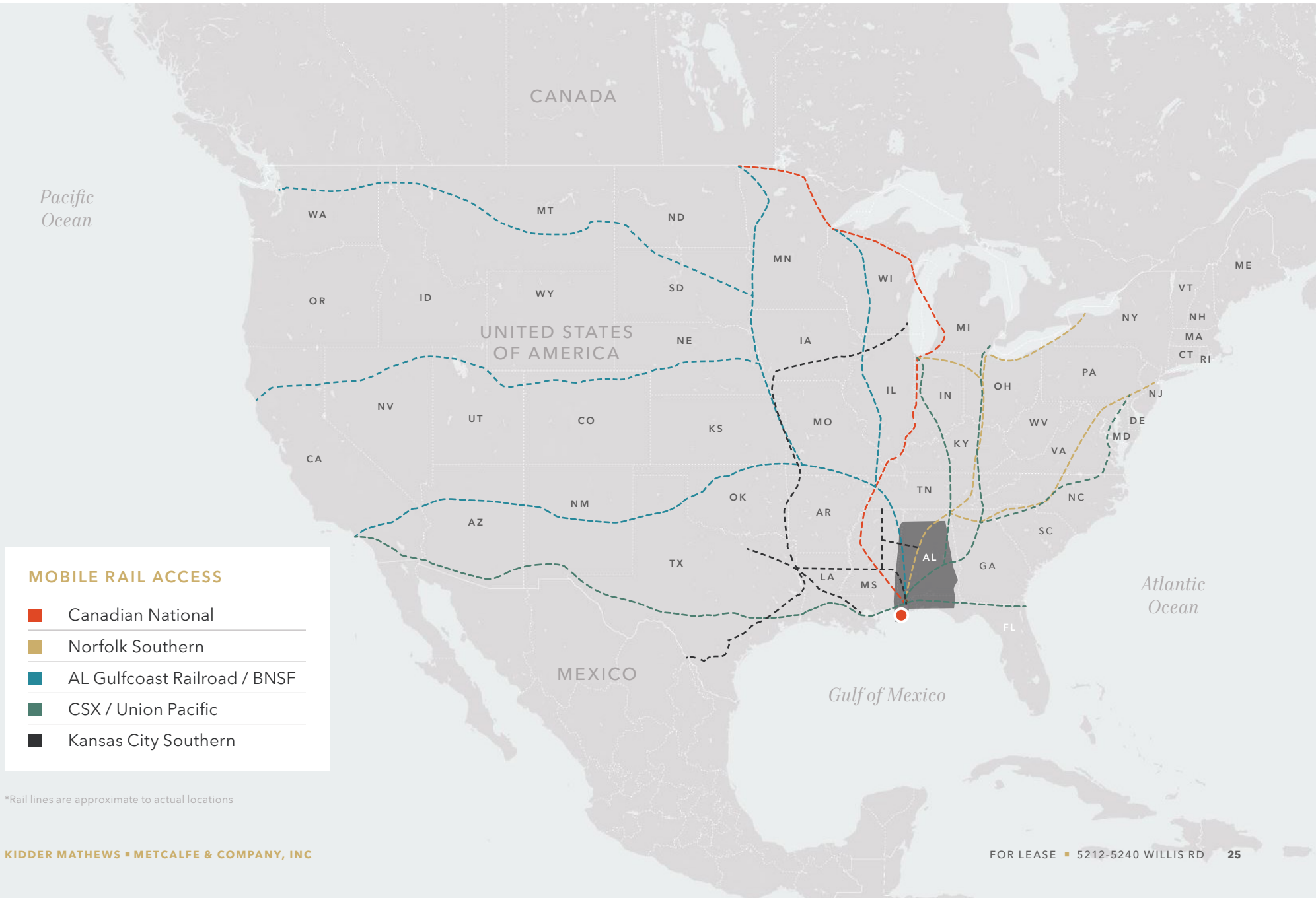


MARKET SALE PRICE PER SF



Sources: Bureau of Labor Statistics, CoStar, KM Research

LOCATION OVERVIEW

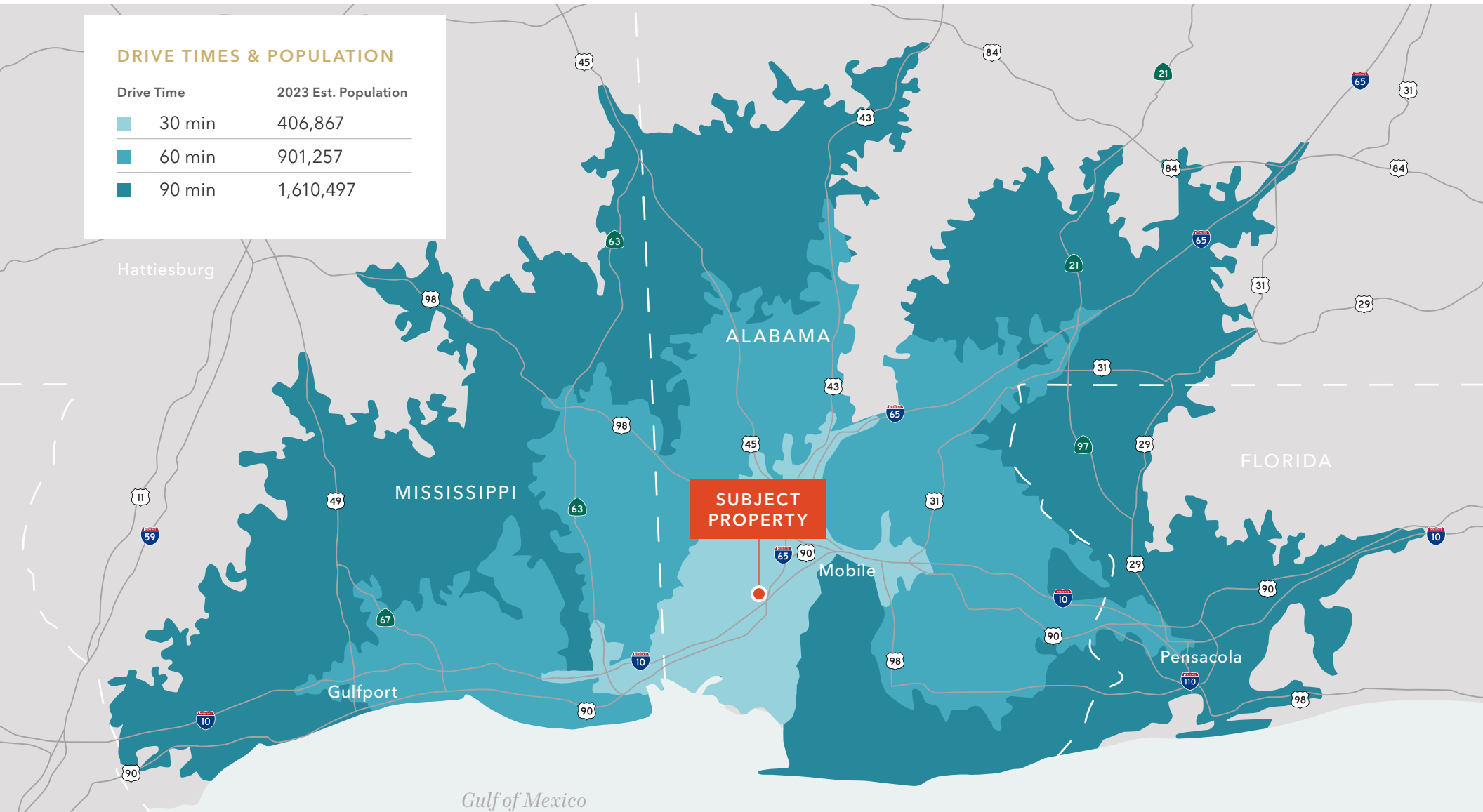


*Rail lines are approximate to actual locations

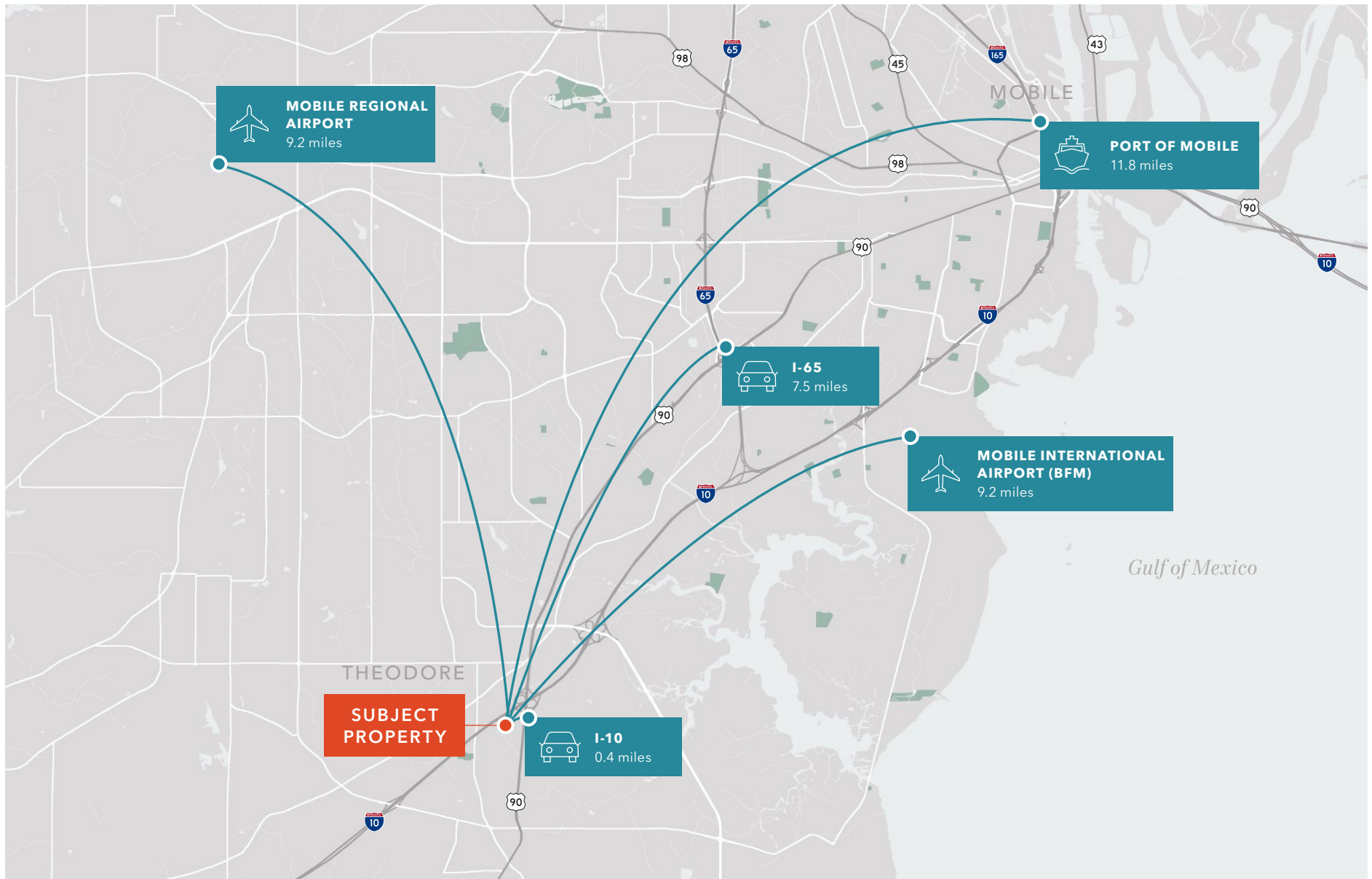
LOCATION OVERVIEW

DRIVE TIMES & POPULATION

Drive Time	2023 Est. Population
30 min	406,867
60 min	901,257
90 min	1,610,497

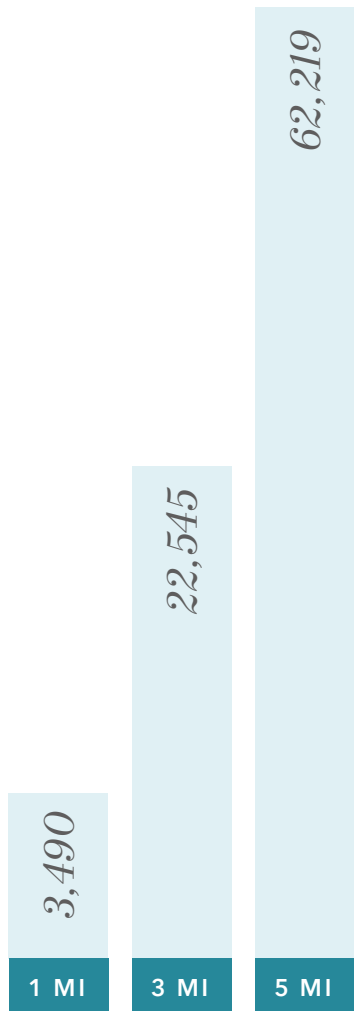


LOCATION OVERVIEW

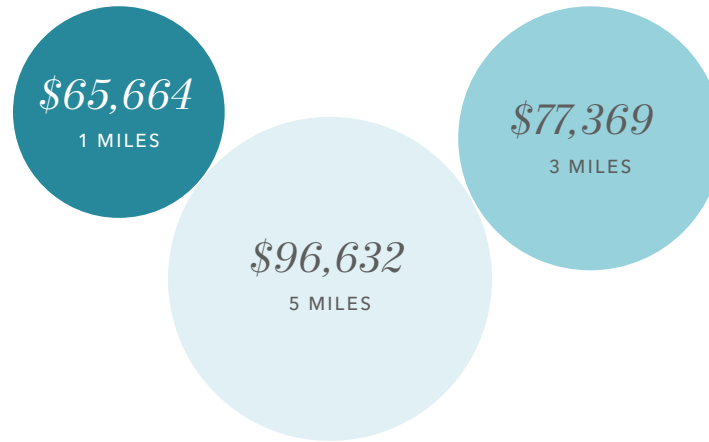


DEMOGRAPHICS

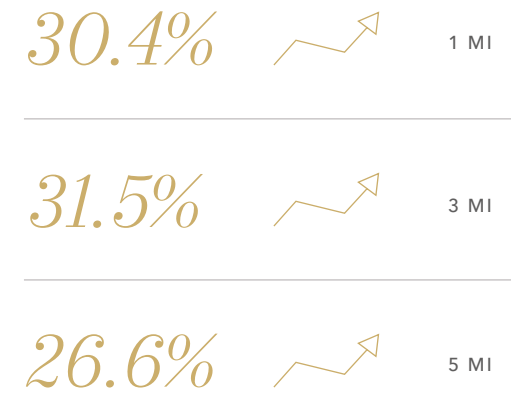
ESTIMATED POPULATION



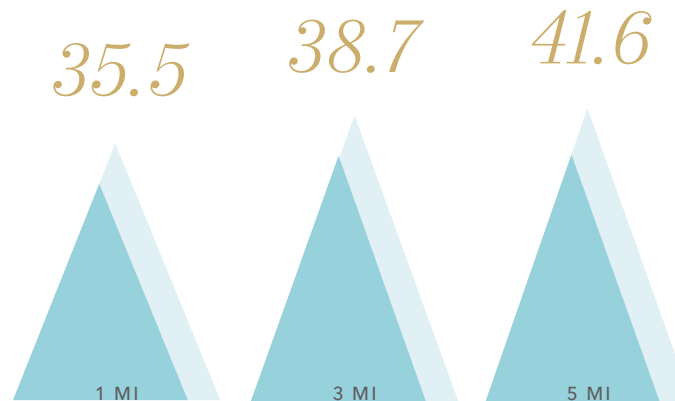
AVERAGE HOUSEHOLD INCOME



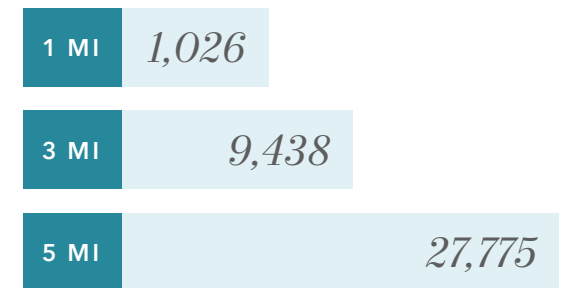
HIGH SCHOOL DIPLOMA



MEDIAN AGE



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



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