

FOR LEASE



716 Bill Myles Drive | Saraland, AL



174,000± SF

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FOR LEASE

 716 Bill Myles Drive | Saraland, AL



SIZE

Masonry Warehouse Space: 174,000± SF
Office/Showroom Space: 32,000± SF



ZONING

M-1 : Light Industrial



DOORS

(16) Dock-High Doors



CEILING

22' Eaves



COLUMN SPACING

35' x 40' Column Spacing



LEASE RATE

\$5.00/SF/YR NNN

LOCATION ADVANTAGES



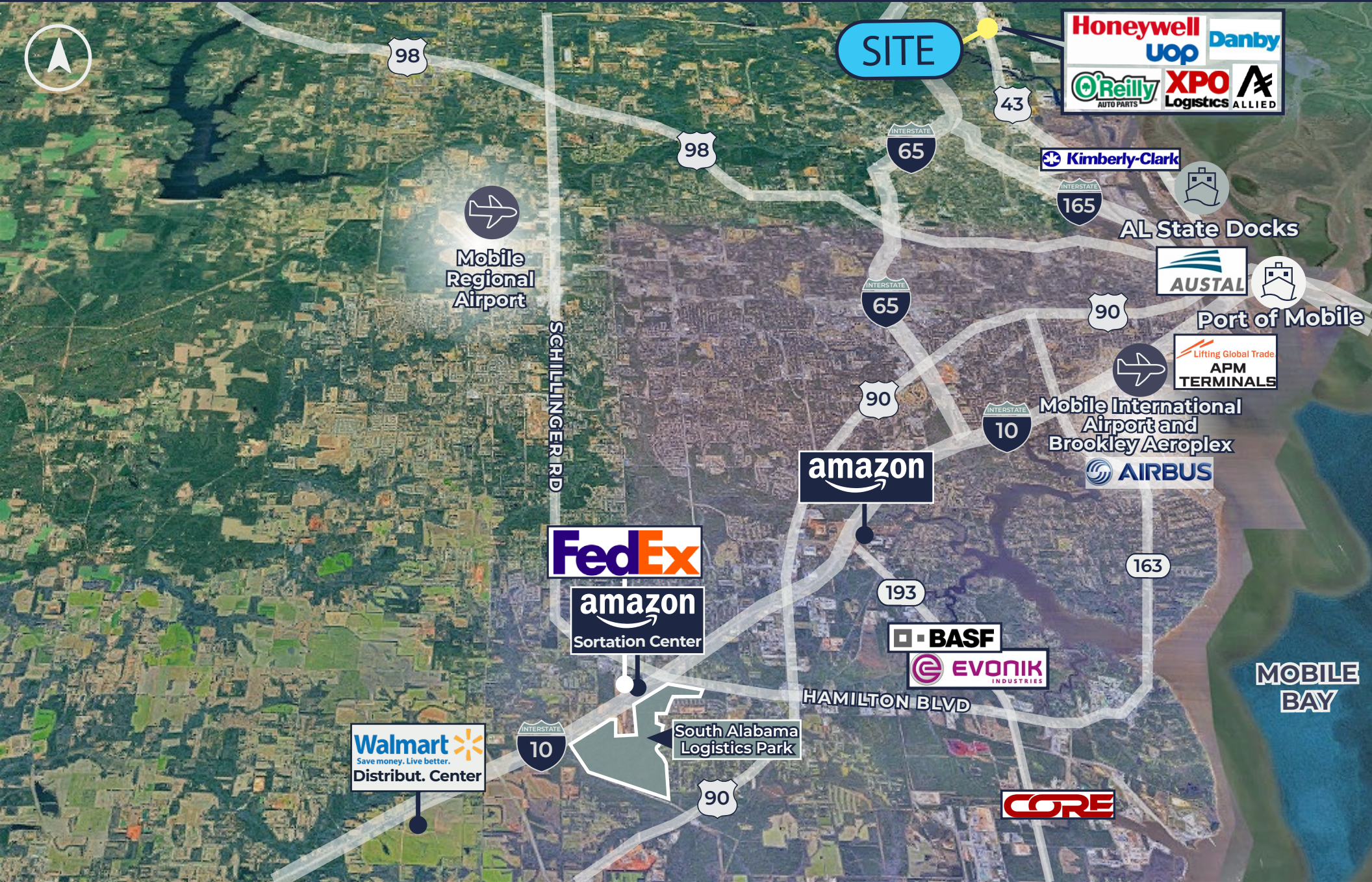
Conveniently Located

Located right off HWY 43 in Saraland with close proximity to I-65 and convenient to Port of Mobile.



Desired Park

Best warehouse on I-65 corridor located within the Mobile River Industrial Park.



Downtown
Mobile



SHELL OIL
REFINERY

Danby

XPO
Logistics

O'Reilly
AUTO PARTS

SITE

Honeywell
Uop

ALLIED

Future 5± AC
Truck Yard

ALLIED

43

SECURE WORK ENVIRONMENT

The building is located in the Mobile River Industrial Park in Saraland, Alabama, along with several other light industrial operations. The eastern border of the park is a state owned wilderness area and a Saraland police precinct is located at the entrance to the park, affording tenants a secure work environment.

AVOID TUNNEL TRAFFIC

Being north of I-10 affords truck drivers the opportunity to avoid the tunnels that frequently congest I-10 in downtown Mobile. Eastbound drivers can cross the Mobile River via the Cochrane Bridge north of downtown and connect with I-10 on the east side of the tunnels. West bound drivers can access I-10 where I-65 terminates, again avoiding traffic caused by the tunnels.

US HWY 43	0.3 miles
I-65 Exit 13	4.1 miles
I-165	6.4 miles
Downtown Mobile	9.7 miles
Port of Mobile	10.9 miles
I-10	12.5 miles
Mobile Aeroplex at Brookley	15.0 miles
Baldwin Co., AL	17.6 miles

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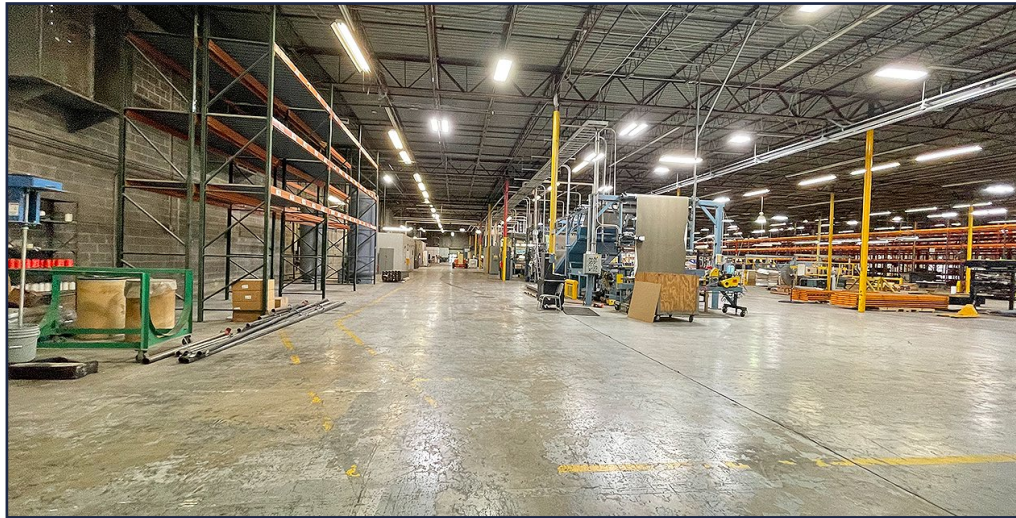
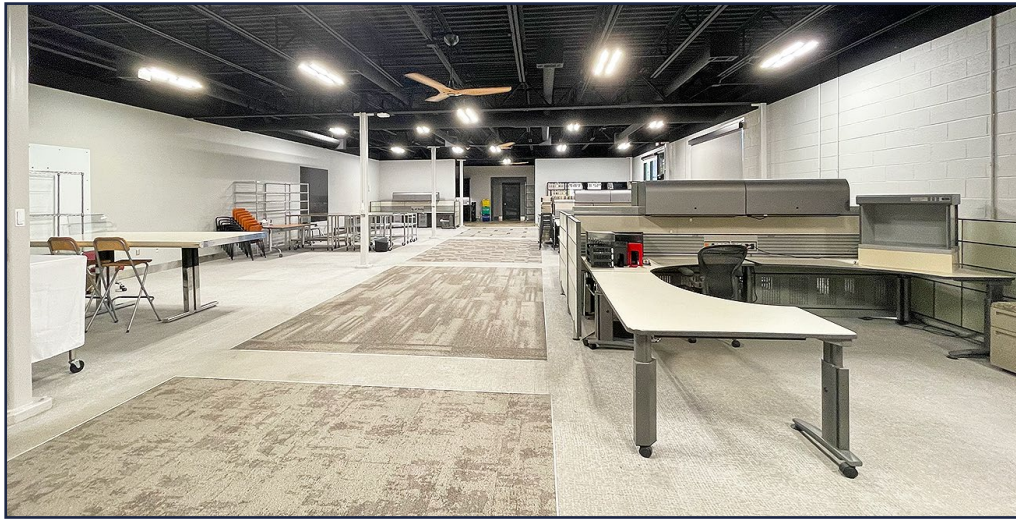
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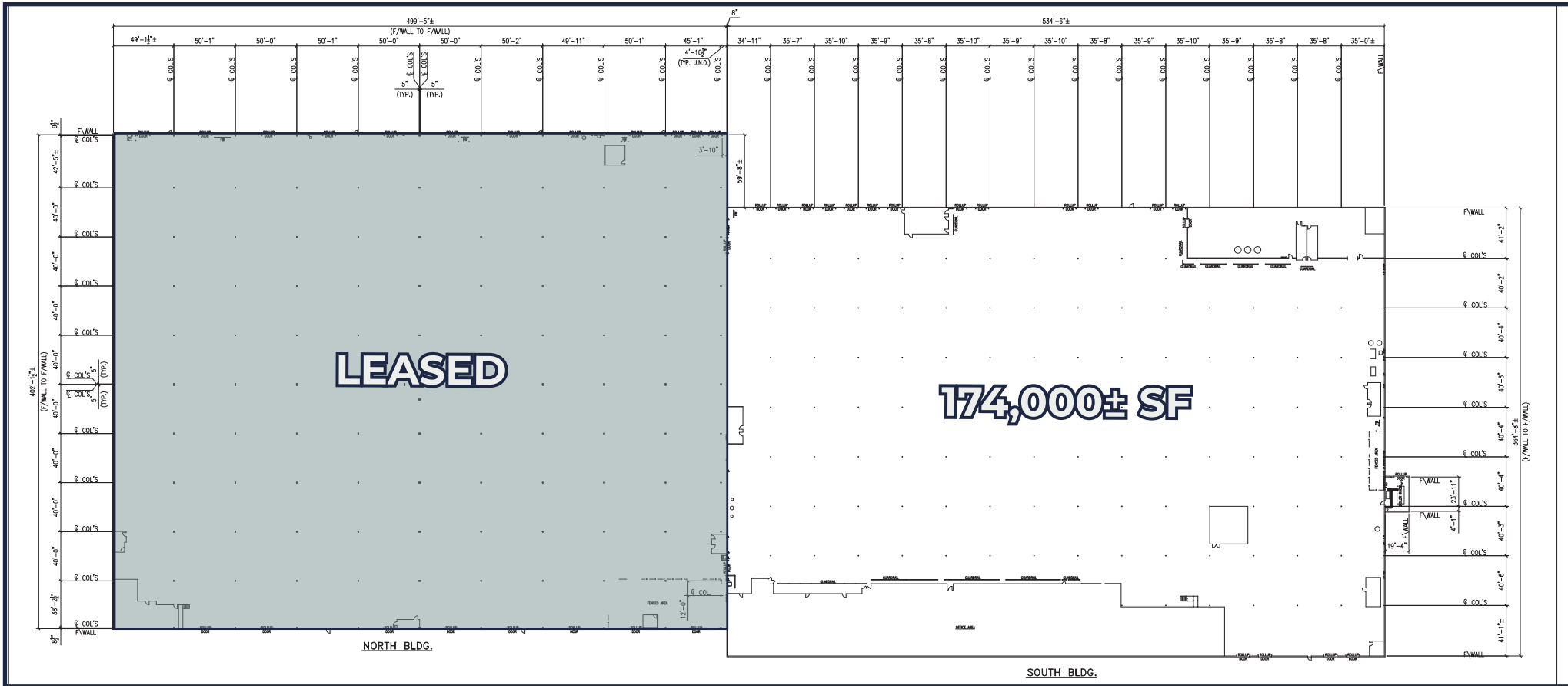
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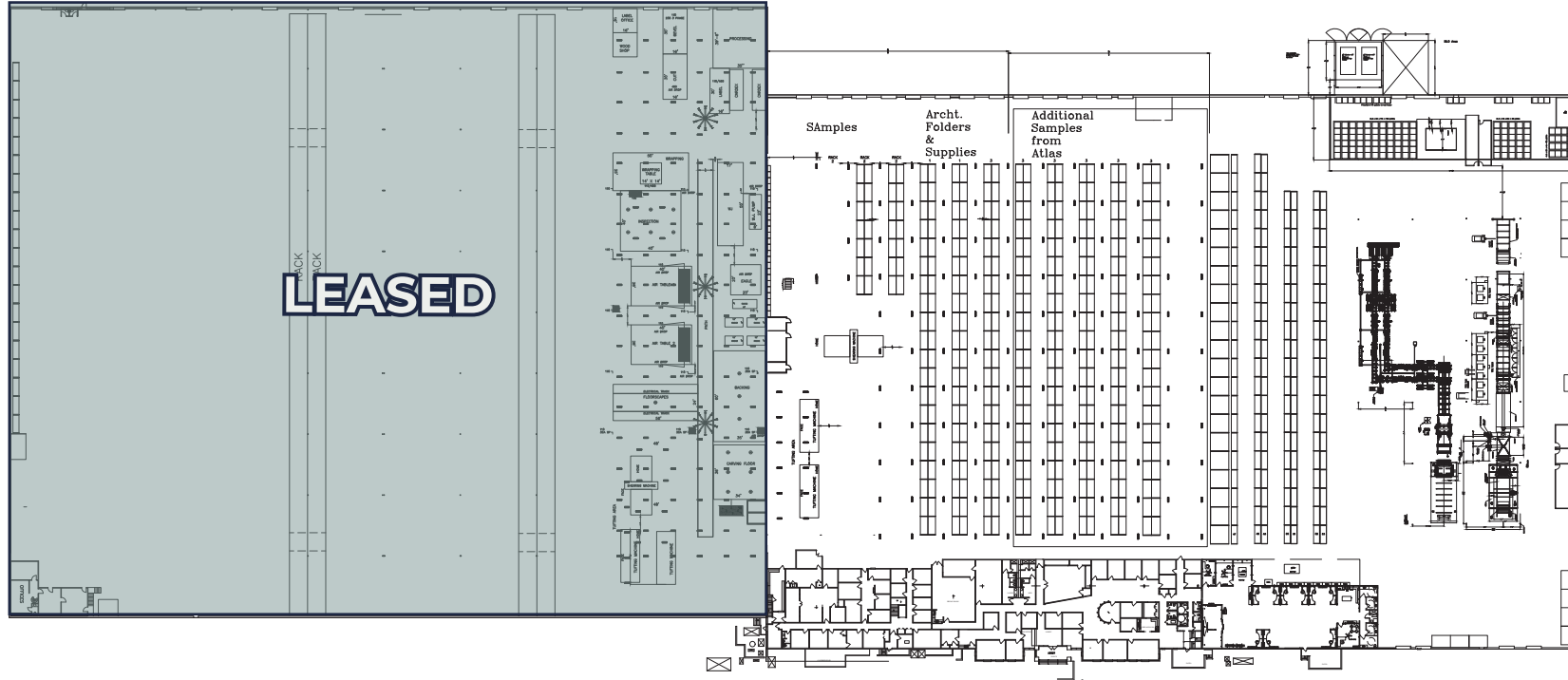
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***23,500± SF Office and 9,320± SF 2nd Floor Office**



1ST FLOOR OFFICE



2ND FLOOR OFFICE

