

# AVAILABLE

## 18± AC INDUSTRIAL COMPLEX

### 150,000± SF WAREHOUSES IN 4 BUILDINGS

3378 Moffett Road | Mobile



**Allan R. Cameron, Jr., SIOR**  
251.751.9553 | [acameron@cre-mobile.com](mailto:acameron@cre-mobile.com)



**CRE  
MOBILE**  
[CRE-MOBILE.COM](http://CRE-MOBILE.COM)



## PROPERTY DESCRIPTION SIZE

TOTAL: 148,371± SF

BUILDING 1: 60,000± SF

BUILDING 2: 30,000± SF

BUILDING 3: 42,500± SF

BUILDING 4: 15,870± SF



## LAND

17.96± AC



## REFRIGERATED STORAGE

9,000± SF refrigerated storage in Building 1



## PARKING

Ample private parking



## RAILROAD

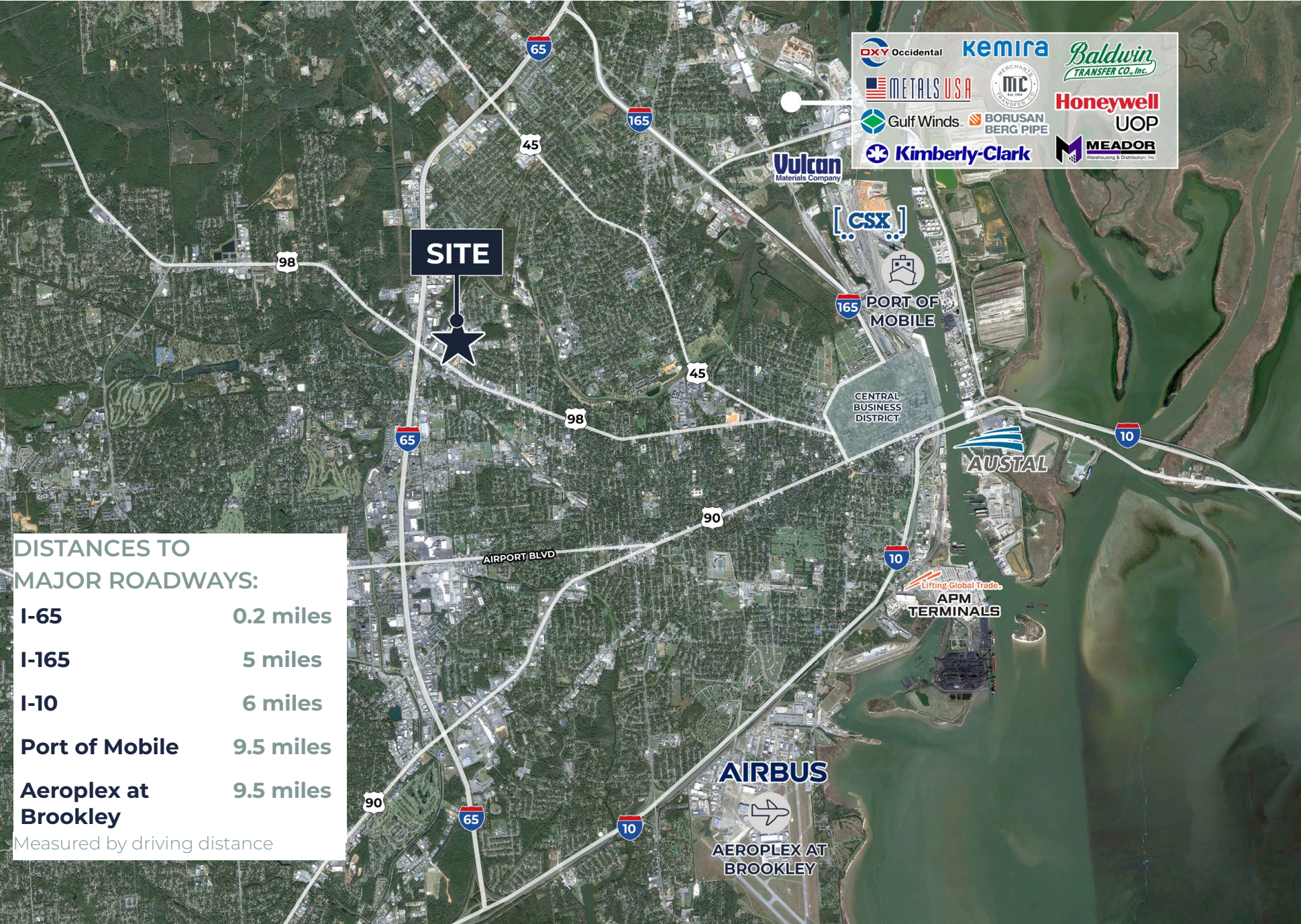
Canadian National Railway runs along west property boundary



## PRICE

Contact agent for terms





## View from East



## View from South



## View from North



The site plan shows four buildings labeled BUILDING 1, BUILDING 2, BUILDING 3, and BUILDING 4. BUILDING 1 is a large rectangular structure on the left side of the plan. BUILDING 2 is a smaller structure at the top. BUILDING 3 is a tall, narrow structure in the center. BUILDING 4 is a smaller structure at the bottom. The plan includes parking lots, roads (Moffett Road, Critchton Street), and the Illinois Gulf Central Railroad. A north arrow and a scale bar are in the top left. Various annotations like 'CONC', 'ASPHALT', and 'DETENTION POOL' are present.

**BUILDING 1**

**BUILDING 2**

**BUILDING 3**

**BUILDING 4**

**PROPERTY BOUNDARY**

**CANADIAN NATIONAL RAILWAY**

**MOFFETT RD**

**BUILDING 1**



**East Side**

**BUILDING 1 DESCRIPTION:**

- 60,000 SF Total

**OFFICE:**

- Office: 10,000+ SF
- Class A-B+
- 2-story

**WAREHOUSE:**

- 26' Eaves
- 9,000 SF re Fridgerated storage



**Boardroom**



**Office Entrance**

**BUILDING 1 - WAREHOUSE**



Loading Dock



Cooler Entrance



Cooler



**BUILDING 2**



**BUILDING 2 DESCRIPTION:**

- 30,000 SF



**Building 2 - Interior**

**BUILDING 3**



**BUILDING 3 DESCRIPTION:**

- 42,500 SF Total
- 18' Eaves
- Dock and ground-level doors



**Building 3 - Interior**

## BUILDING 4



Loading Dock

### BUILDING 4 DESCRIPTION:

- 15,870 SF Total
- 18' Eaves
- Climate controlled
- Showroom with attached warehouse and office



Warehouse



Showroom