



9112 HARD DR

Flex Space For Sale

CRYE★LEIKE®
GULF COAST REAL ESTATE

\$775,000



A VERSATILE FLEX SPACE READY FOR YOUR BUSINESS



TOTAL BUILDING AREA
~7,000 SQ FT



FLOOR BREAKDOWN
6,000 GF / 1,000 UP



LOT SIZE
0.51 ACRES



YEAR BUILT
2006



BATHROOMS
3 TOTAL



HVAC
NEW AC (2024)



ZONING & RESTRICTIONS
UN-ZONED (NO COVENANTS)

BRICK FRONT FACADE WITH AMPLE PARKING AND DUAL WAREHOUSE ACCESS

The property presents a professional brick-front facade with palm tree landscaping and a large concrete parking apron.

The rear and side of the building feature durable metal construction with a standing-seam roof. Two oversized roll-up doors provide direct warehouse access from the rear, ideal for loading and logistics operations.



EXTERIOR HIGHLIGHTS

- ✓ Professional brick facade
- ✓ Large concrete parking area
- ✓ Dual roll-up drive-in doors
- ✓ Low-maintenance metal siding

4,620 SQ FT OPEN WAREHOUSE WITH HIGH CEILINGS AND DRIVE-IN ACCESS

The warehouse occupies the full rear portion of the ground floor at approximately 4,620 sq ft. Features include exposed steel beam construction and high-bay LED lighting.

Two large roll-up doors provide drive-in access. The open floor plan accommodates a wide range of industrial, manufacturing, or storage uses.

WAREHOUSE HIGHLIGHTS

-  Two roll-up drive-in doors
-  16 ft clear eave height with steel beams
-  3-Phase power with 5 × 220V outlets





1,380 SQ FT PRIMARY OFFICE WITH POLISHED SHOWROOM-QUALITY FINISH

Approximately 1,380 sq ft of finished office and customer-facing space spanning the building's 60-ft frontage.

Features polished concrete floors, recessed lighting and a service counter; currently configured as a showroom.



SHOWROOM FEATURES

- ◆ Polished concrete flooring
- 🖨 Room for workstations & displays
- 🏠 Built-in service counter
- 💡 Bright, recessed lighting

DEDICATED PRIVATE OFFICE SUITE WITH NATURAL LIGHT

A fully enclosed private office suite is located within the primary office zone, offering a quiet, professional environment suitable for executive use, client meetings, or administrative functions.

The space features tile flooring, painted drywall, a window for natural light, and sufficient room for a full desk setup and seating area.

OFFICE FEATURES

-  Fully enclosed & private
-  Window providing natural light
-  Tile flooring
-  Room for desk & seating area





1,200 SQ FT MEZZANINE WORKSPACE BRIDGING OFFICE AND WAREHOUSE FUNCTIONS

The mezzanine-level workspace provides approximately 1,200 sq ft of flexible interior space connecting the primary office to the warehouse.

Currently configured as a production and workspace area, this zone features painted concrete floors, fluorescent lighting, and direct access to both the primary office and the warehouse floor. Ideal for light manufacturing, production, or additional office use.

WORKSPACE FEATURES

-  Bridges office & warehouse
-  Painted concrete floors
-  Ideal for light manufacturing
-  Direct access to main areas

1,000 SQ FT UPSTAIRS SUITE WITH FULL KITCHEN AND SHOWER — RARE FLEX OPPORTUNITY

A fully enclosed 1,000 sq ft upstairs suite adds significant versatility to the property. The space includes a full kitchen with appliances, a dining/living area, and a private bathroom with a shower.

This layout makes it suitable for an owner-operator live/work arrangement, employee accommodations, a break room, or conversion to additional office space. Wood-panel walls and ceiling give the space a warm, finished character.

SUITE FEATURES

- 🍴 Full kitchen with appliances
- 🚿 Private bathroom with shower





MODERN INFRASTRUCTURE AND ESSENTIAL AMENITIES

The property is fully equipped with robust infrastructure to support both office and light industrial operations. It features three well-appointed bathrooms across the facility, ensuring convenience for staff and clients.

A new AC system (inside and outside units) was installed in 2024, providing reliable climate control. The electrical system includes 3-phase power with five 220V outlets, ready for heavy equipment or machinery.

INFRASTRUCTURE HIGHLIGHTS

- 🚻 3 total bathrooms (1 with shower)
- ❄️ New AC installed in 2024 (in/out)
- 🔌 3-Phase power supply
- ⚡ Five 220V outlets in warehouse

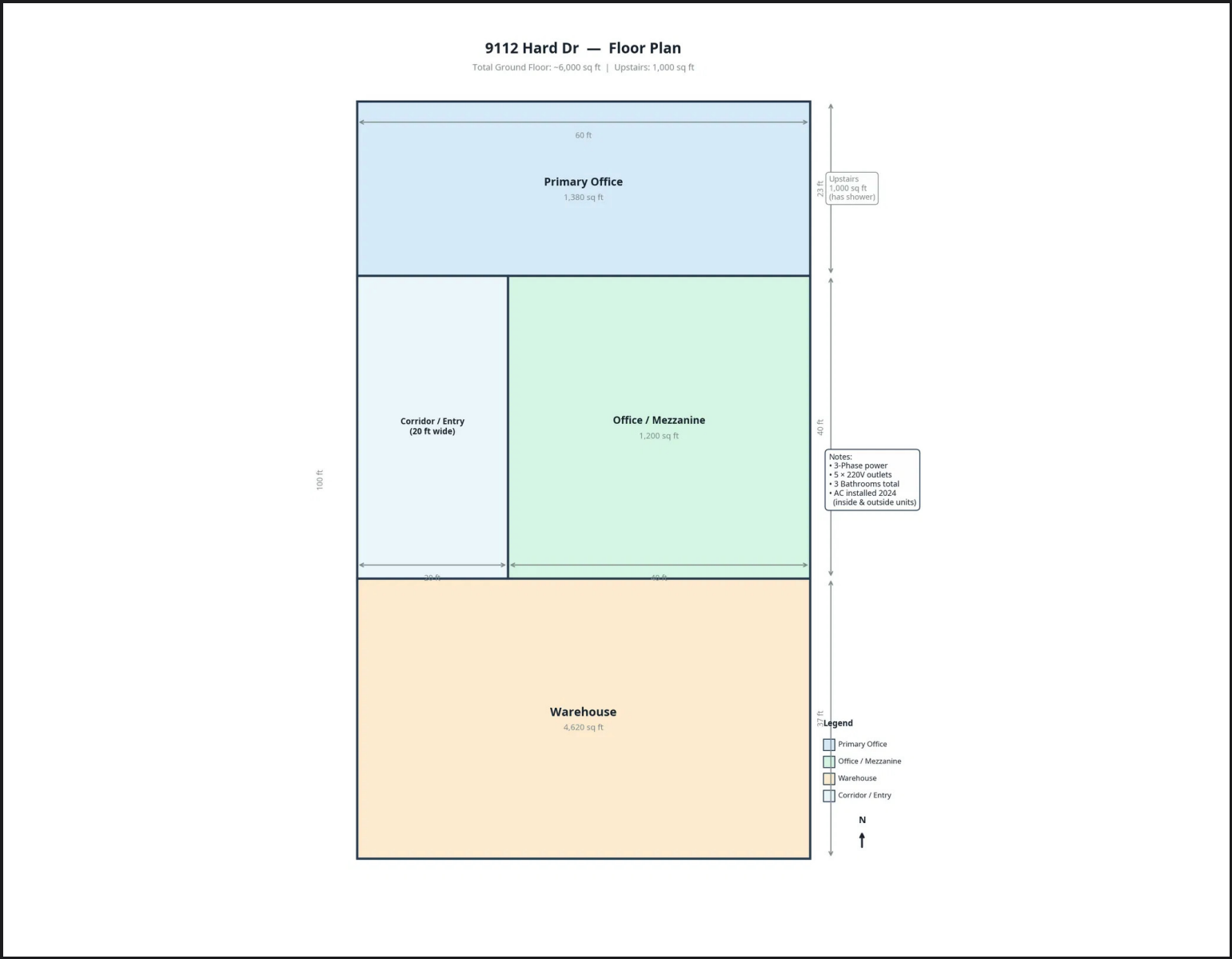
EFFICIENT 6,000 SQ FT GROUND FLOOR LAYOUT

The building is intelligently divided into distinct operational zones that flow logically from front to back.

Customer-facing office space is positioned at the front entrance, transitioning through a flexible mezzanine workspace, and opening into the expansive rear warehouse.

SPACE BREAKDOWN

- Primary Office:1,380 sq ft
- Mezzanine Workspace:1,200 sq ft
- Warehouse:4,620 sq ft
- Upstairs Suite:1,000 sq ft



PROPERTY HIGHLIGHTS & INVESTMENT POTENTIAL



BUILDING SPECS

- 6,000 Sq Ft total ground floor area
- Built in 2006; well-maintained metal construction
- 100' x 221.8' Lot (0.51 Acres)
- Brick facade front with concrete parking apron



INFRASTRUCTURE

- 3-Phase power with five 220V warehouse outlets
- New AC system installed in 2024 (inside & outside)
- Two drive-in roll-up doors
- 16 ft clear eave height in warehouse
- Three total bathrooms



ULTIMATE FLEXIBILITY

- Un-zoned property – no zoning restrictions
- No covenants or subdivision restrictions
- 1,000 Sq Ft upstairs suite with full kitchen & shower
- Ideal for owner-operator live/work setup



VALUE PROPOSITION

- Listed at \$775,000
- Low annual property taxes (~\$2,142)
- Turnkey ready for retail, production, or distribution
- Excellent layout separating customer and operations zones



9112 HARD DR FOLEY, AL 36535

\$775,000

-  6,000 Sq Ft Ground Floor Flex Space
-  1,000 Sq Ft Upstairs Suite
-  Un-zoned / No Restrictions
-  Turnkey Ready

SCHEDULE A TOUR

Contact us today for more information

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