



Mobile West Distribution Center For Lease

Up to 200,000 SF available

McDonald Road | Irvington, AL

Property Features

- Class A Industrial – Rear load warehouse and distribution facility
- Concrete tilt-up construction
- ±50,000 – 200,000 SF available
- 32' clear height
- ESFR sprinkler system
- Trailer and Box truck parking available on-site
- Adjacent to Walmart distribution center
- 4Q2023 Delivery

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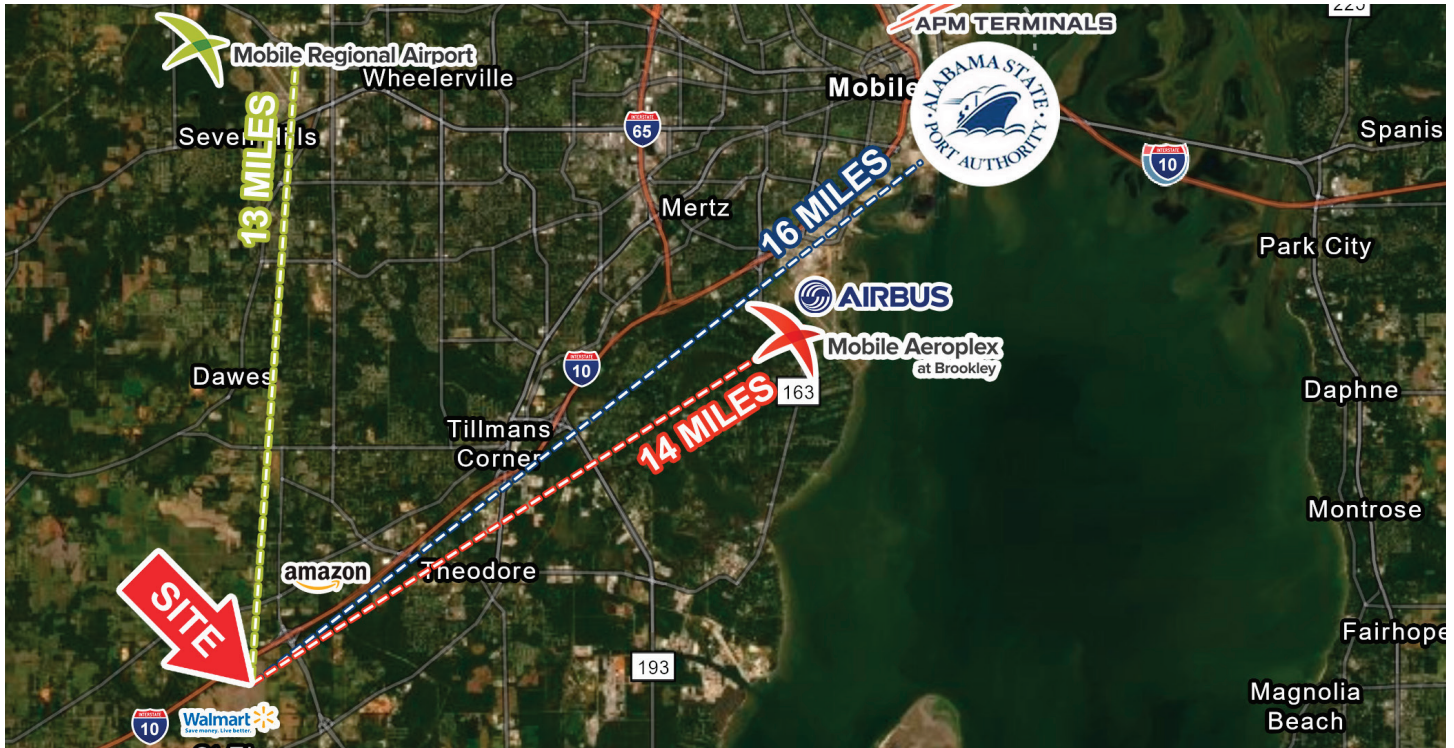


DISCLAIMER


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Drive Times


McDonald Rd | Irvington, AL




I-10 (East & West)	1 miles
I-65 (North & South)	11 miles
Mobile Aeroplex at Brookley	14 miles
State Docks & Terminal Railways	19 miles
Mobile Container Terminal	16 miles
Airbus Final Assembly	14 miles
Walmart Distribution Center	0.2 miles
Amazon Sortation Facility	4 miles
Mississippi State Line	11 miles
Austal Ship Building	18 miles
Baldwin County Mega Site	40 miles



14
miles from
Mobile Aeroplex at Brookley



16
miles from
Mobile Container Terminal



19
miles from
Mobile State Docks &
Terminal Railways

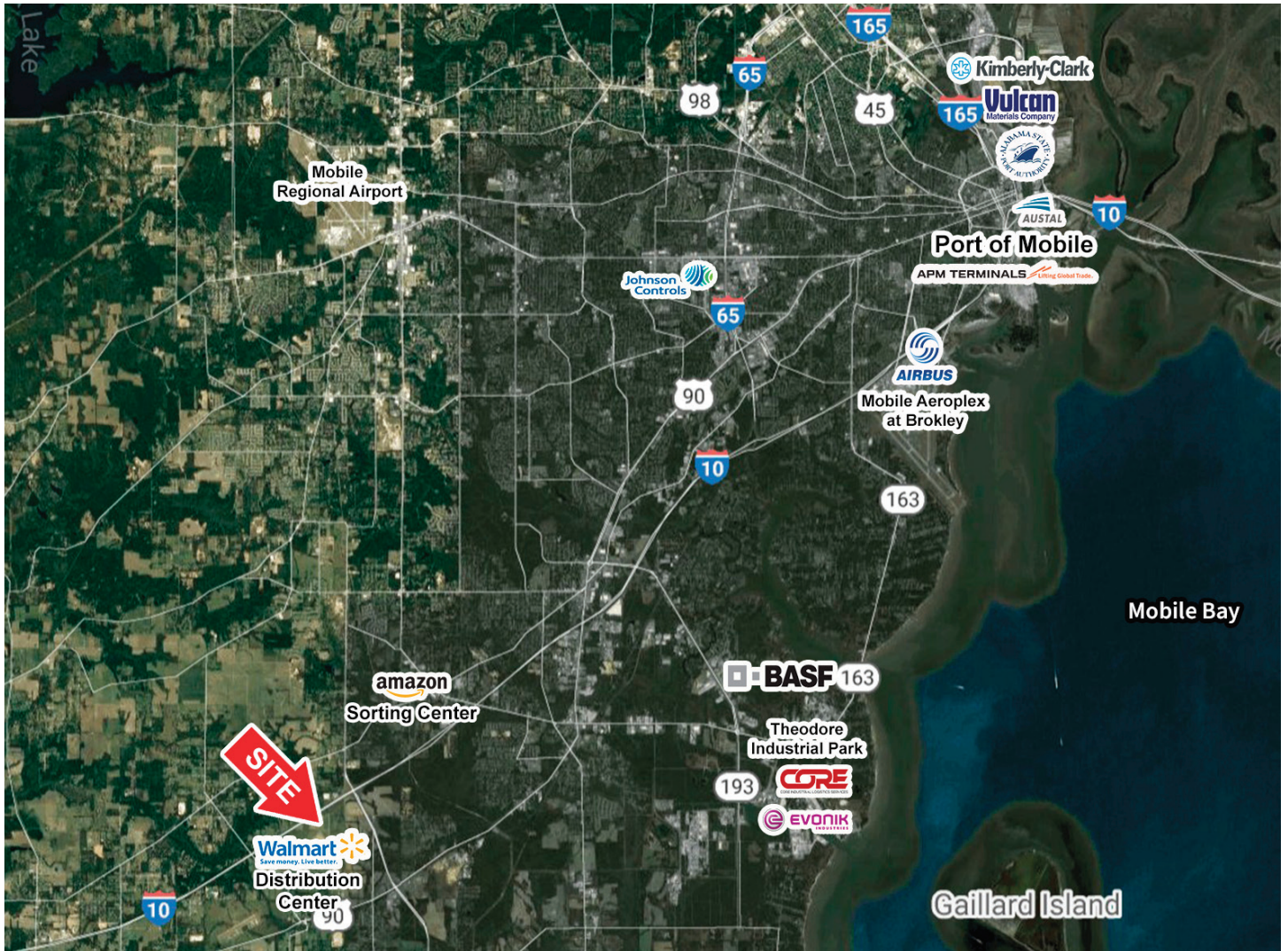
Distance in drive time

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Industries Served



COAL

- 11.8M tons in 2020. 9.5M tons exported
- Supply chain loop: raw materials, steel slabs, steel coils



CONTAINER

- Companies in Alabama ship globally
- Cold Cargo Growth



STEEL

- Alabama home to 143 primary metal manufacturing plants
- Alabama exports \$1.2B in primary metal annually
- 2nd largest steel port in the U.S.



AUTOMOTIVE

- Hyundai, Mazda, Toyota, Honda, Mercedes Benz, Autocar
- >150 Tier 1 & Tier 2 automotive suppliers



FORESTRY

- 2nd largest timberland base (23M acres) in U.S.
- 2nd largest producer of pulp and paper