



HERRINGTON
REALTY, INC.
Herringtonrealty.com
251-510-2277

Industrial Storage Yard FOR LEASE

615 Telegraph Road, Prichard, AL

For Lease | \$4,500 | +-4 Acres

Disclaimer

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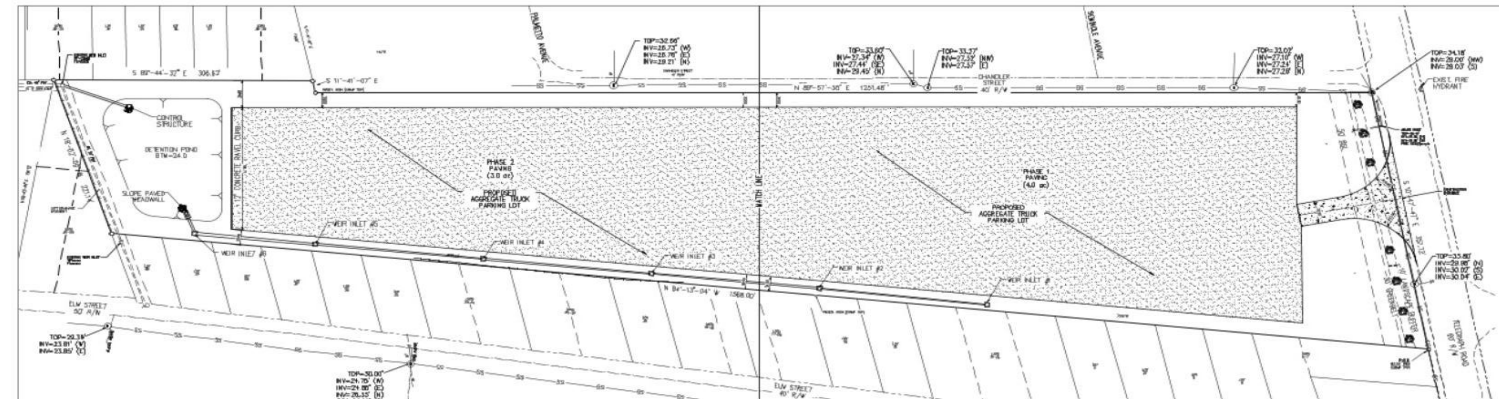


PROPERTY OVERVIEW

- Pricing: \$4,500 Per Month Per Acre
- Size: +-9 Acres of total land available
- Located Just Off Telegraph Road
- 320 Feet of Width
- Industrial/Storage Yard For LEASE

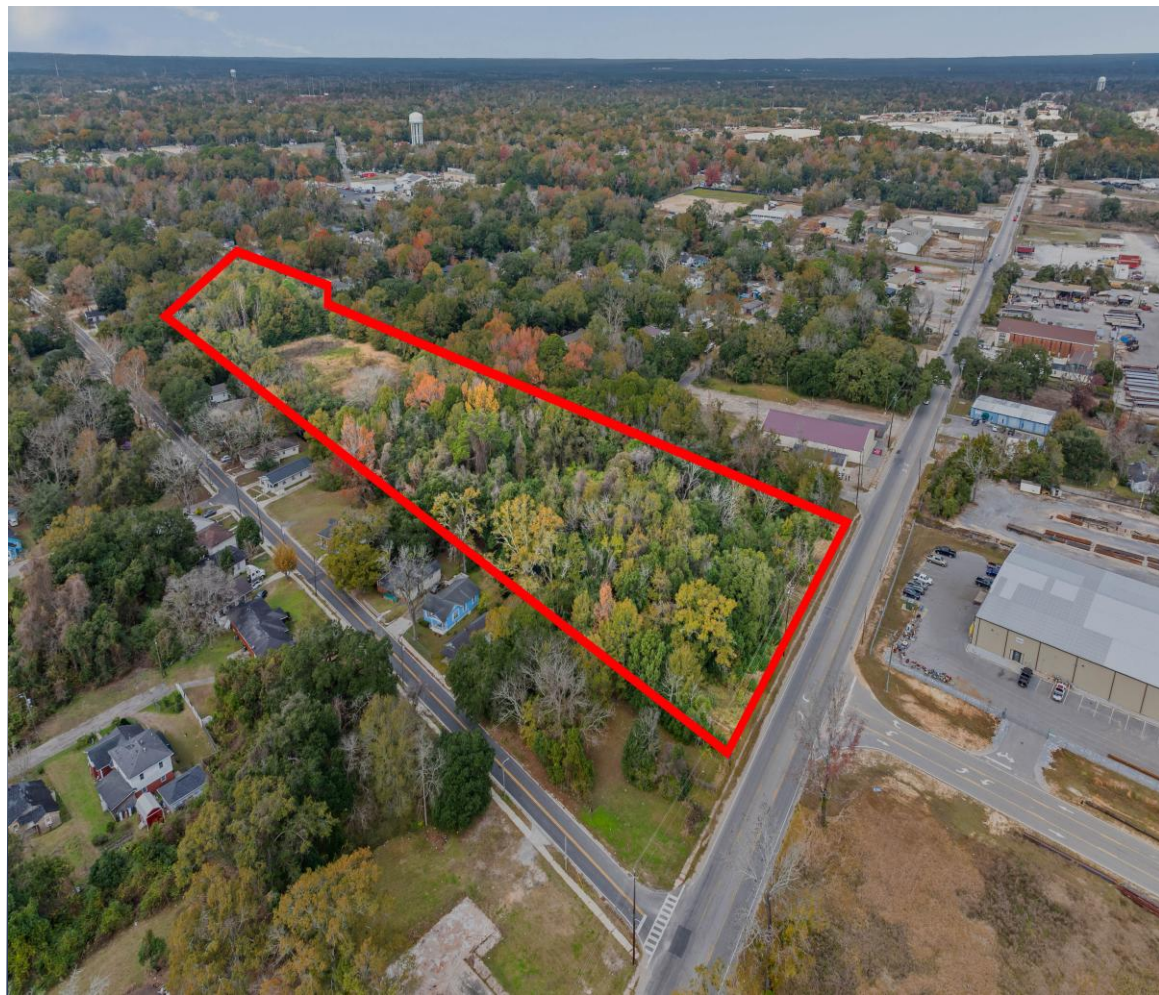
Herrington Realty is pleased to present an exclusive opportunity to lease +-4 acres of fenced secured cleared lay down yard with security and fresh rock gravel for storage of containers, trucks, equipment or other goods in a ideal location that is only a 5-minute drive to the port and also has easy access points to I-65. There is a total of +-9 acres but landlord at this time plans to only develop the front half for lease with the ability to expand as the front acreage fills up.


Call for more information



- UTILITY NOTES:
1. WATER & SEWER SERVICE IS NOT PROPOSED AS PART OF THIS PROJECT.
 2. ALL FEES REQUIRED TO CONNECT AND INSTALL UTILITY SERVICES SHALL BE PAID BY THE CONTRACTOR.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE LOCATION OF ALL EXISTING UTILITIES (ABOVE GROUND AND BENEATH). CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. ENGINEER IS NOT RESPONSIBLE FOR BURIED UTILITIES DAMAGED DURING CONSTRUCTION.
 4. CONTRACTOR TO NOTIFY UTILITY COMPANIES NO LESS THAN 48 HOURS (OR AS REQUIRED BY THE UTILITY OWNER) PRIOR TO WORK ON EXISTING UTILITY SERVICE LINES.
 5. ALL NON-METALLIC UNDERGROUND UTILITIES SHALL HAVE A TRACER WIRE PLACED SIX (6) INCHES ABOVE THE PIPE.
 6. TRACER WIRE ON WATER LINE(S) SHALL BE ACCESSIBLE IN THE VALVE BOXES.

Property Photos



An aerial photograph of the Mobile, Alabama skyline at dusk. The sky is a mix of purple, blue, and orange. The Chrysler Building, with its iconic Art Deco spire, is the most prominent structure, illuminated from within. Other tall buildings are visible, some with lights on. The foreground shows a dense urban area with various buildings and trees.

The City of Mobile, Alabama has long been considered the cultural center of the Gulf Coast. A city where a melting pot of people, flavors and cultures are joined as one to continue the vibrant 300-year traditions that have formed in this city. Mobile has several museums, a symphony orchestra, professional opera, professional ballet company and a large concentration of historic architecture. Mobile is known for having the oldest organized Mardi Gras celebration in the United States which has become a staple for the city and its annual celebrations.

Mobile MSA has a reported population of over 412,992 residents, making it the third-largest metropolitan in the state of Alabama. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of Mobile Bay and the North-Central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city, beginning with the settlement as an important trading center between the French colonists and Native Americans, down to its current role as the 12th-largest port in the United States. The State of Alabama and the U.S. Army Corps of Engineers entered into a project partnership agreement recently that will deepen and widen the Port of Mobile. The signing of the Mobile Harbor Project, as its being called, is yet another milestone in the process of deepening and widening the Port of Mobile. The completion of this historic project will transform Alabama, expanding economic opportunities throughout the state and the region. Further, the modernization of Alabama's primary port will increase the United States' competitiveness in the global market. Additionally, this past year, the Port Authority completed its \$50 million Phase 3 expansion that added 20 acres of container handling yard and extended the dock to allow simultaneous berth of two Post-Pamax sized ships. These projects show a commitment from the state and federal governments to growing and increasing Mobile's presence in the economy moving forward.