



3412 DEMETROPOLIS RD

PROPERTY FEATURES

- 84,000 Contiguous Square Feet of Heated, Cooled, and Sprinkled Space.
- Retail, Office and Potential Warehouse Distribution Uses
- 54,000 Square Feet Wide Open 20'+ ceiling heights with Heated, Cooled and Sprinkled.
- 28,000 Square Feet Wide Open 20+ Ceiling height Office Space with Heated, Cooled and Sprinkled Warehouse space with Roll up Doors.
- Ample Front Parking Lot-10 Spaces per 1,000 SF of Occupied Space
- Prime Commercial Site conveniently located at Hwy 90, close to I-10 and I-65 for easy access to North Mobile, Mississippi and Florida. Minutes to downtown, midtown or West Mobile.



LEASE RATE

- Negotiable
- Owner willing to make architectural Changes for Distribution and Warehouse Use





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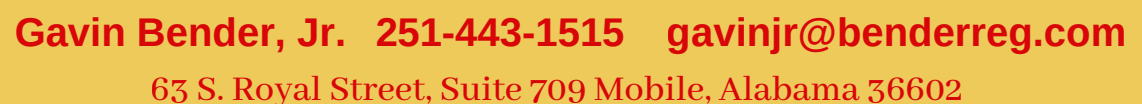
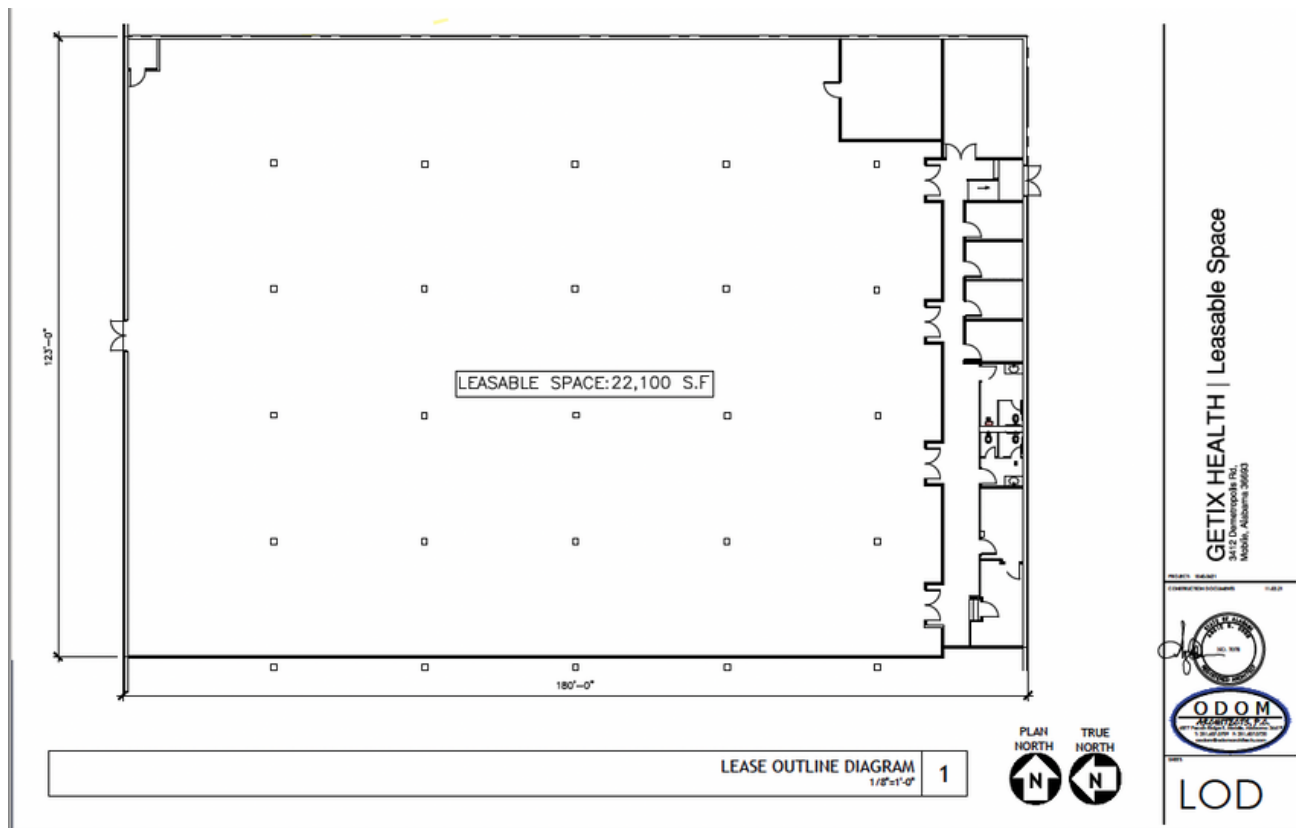
PROPERTY FEATURES

- 54,000 Square Feet with Heated, Cooled and Sprinkled Space
- Wide Open 20'+ Ceiling heights--currently a Call Center
- Retail, Office and Potential Warehouse Distribution Uses
- Ample Parking--10 Spaces per 1,000sf of occupied space
- Located in the Westgate Village Shopping Center on Demetropolis Rd. right off HWY 90











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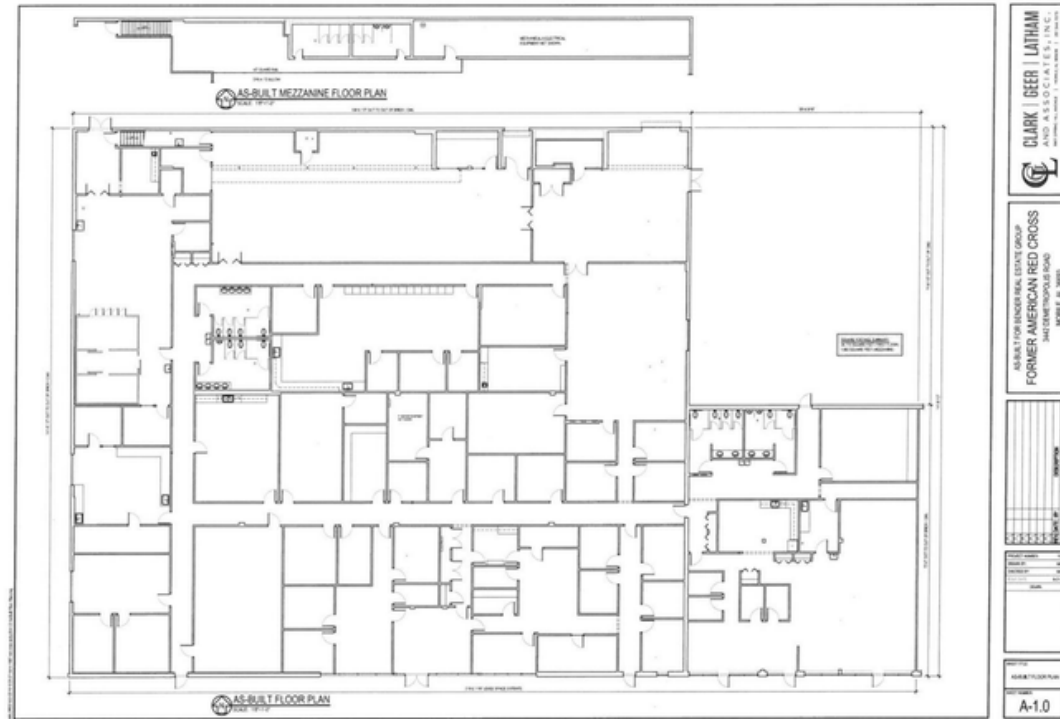
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**HEATED AND COOLED WAREHOUSE
SPACE WITH 2 ROLL-UP DOORS**



First floor: 26,775 SF
Mezzanine: 1693 SF

