

FOR LEASE

PROPERTY SUMMARY

New office/warehouse space coming to Foley. Conveniently located on Hwy 98 between 59 and the Baldwin Beach Express, this new flex development will consist of 7 office/warehouse units. The average unit will have +/-480SF of office space and +/-950SF of warehouse. The rate includes a finished office space (white walls, LVT flooring, finished restroom) and a heated/cooled warehouse with a roll-up door in the rear. Delivery expected summer of 2024.

AVAILABLE

- 1,430 - 10,010 ± SF

LEASE RATE

- \$18 PSF NNN

BUILDING SIZE

- 10,010 ± SF

TRAFFIC COUNTS (ADT 2021)

- On US HWY 98: 11,099

2023 DEMOGRAPHICS

	3 M	5 MI	10 MI
Population	18,649	34,398	78,083
Avg. HH Income	\$73,220	\$78,185	\$81,686



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