

AVAILABLE

3,000± SF INDUSTRIAL SHOP
5460 Hamilton Boulevard | Theodore



PROPERTY DESCRIPTION:

- 3,000± SF Shop
- 16' eave heights
- Two drive thru bays with four 14' doors
- 1.25 acre fenced yard
- Zoned Light Industrial
- 2 miles to I-10 in two directions.

SALE PRICE: \$360,000
LEASE RATE: \$3,500/MONTH NNN



Pete Riehm, SIOR
251.442.4349 | priehm@cre-mobile.com



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DISTANCES TO NOTABLE LOCATIONS

I-10 (Exit 15)	1.7 miles ±
I-10 (Exit 13)	1.9 miles ±
I-65	6.2 miles ±
Rangeline Rd	2.6 miles ±
Aeroplex at Brookley	9.5 miles ±
Port of Mobile	13.5 miles ±
Mississippi State Line	15 miles ±

Distance measured as the drive time

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