



## FLEX SPACE FOR LEASE IN BALDWIN COUNTY'S COMMERCIAL CORRIDOR

Positioned at the heart of Baldwin County's growth corridor, this commercial flex property—recently annexed into the City of Loxley, AL—presents a prime opportunity for businesses seeking a strategic location with versatile potential.

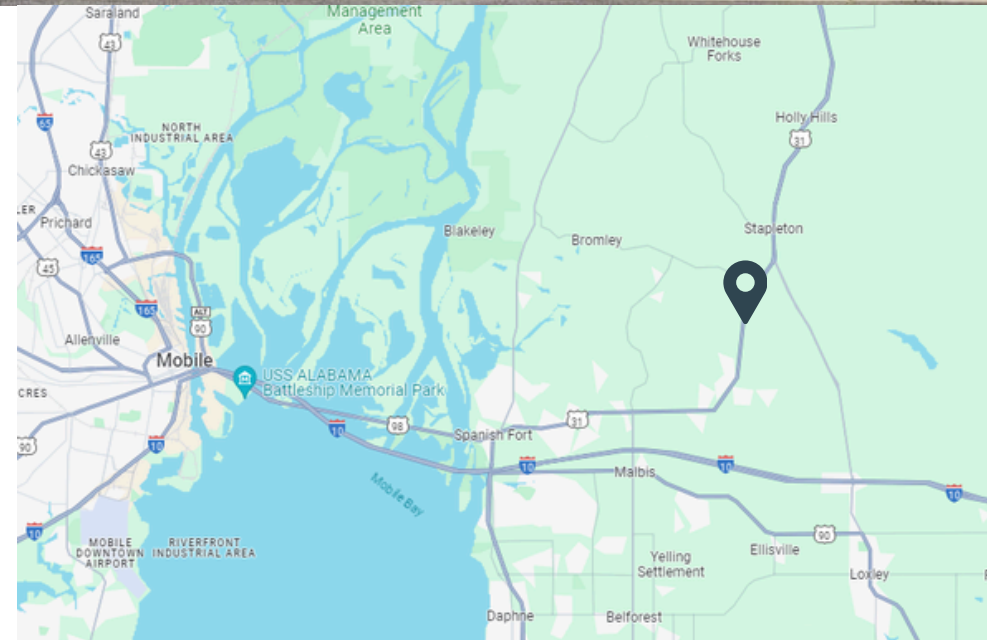
Situated within Loxley's rapidly expanding commercial and distribution hub, the property offers high visibility and direct access to the region's robust transportation infrastructure. Baldwin County's ongoing development and Loxley's emergence as a key player in Alabama's industrial and commercial markets make this property an ideal choice for businesses aiming to establish or expand their footprint. With seamless connectivity to major transportation routes, this location supports efficient operations, regional accessibility, and proximity to the area's growing population, making it an exceptional choice for businesses seeking growth and stability.

**FOR LEASE**



## PROPERTY DETAILS

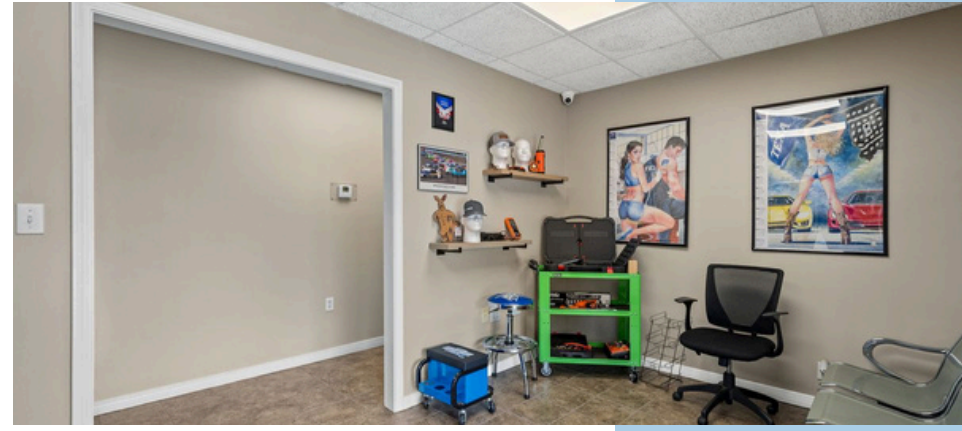
- Building consists of lobby area, 6 individual offices spaces, a breakroom area, 2 restrooms, conference room + full bath
- 8,800 square feet
  - 2,400sqft office
  - 6,400sqft warehouse
- Warehouse ceiling height is 23', with 2-15' roll up doors
- ±.5 Acre Fenced yard
- Zoned B-1 (General Business District)
- \$15.00/psf Annually, NNN

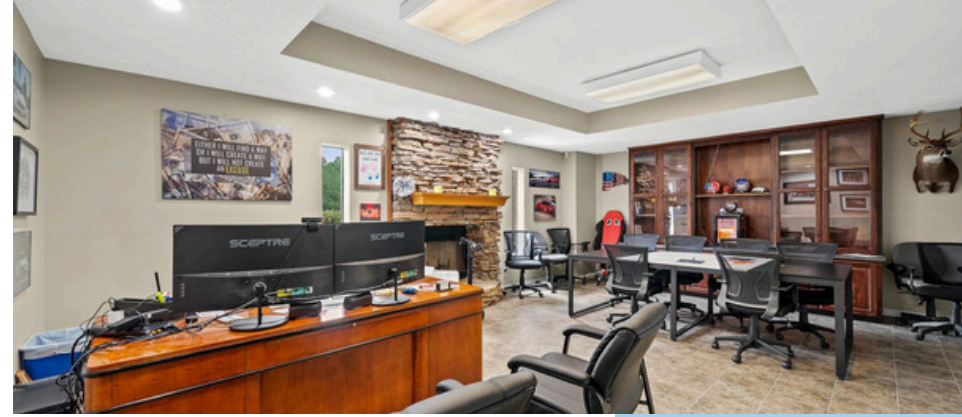




\* Additional Property Available

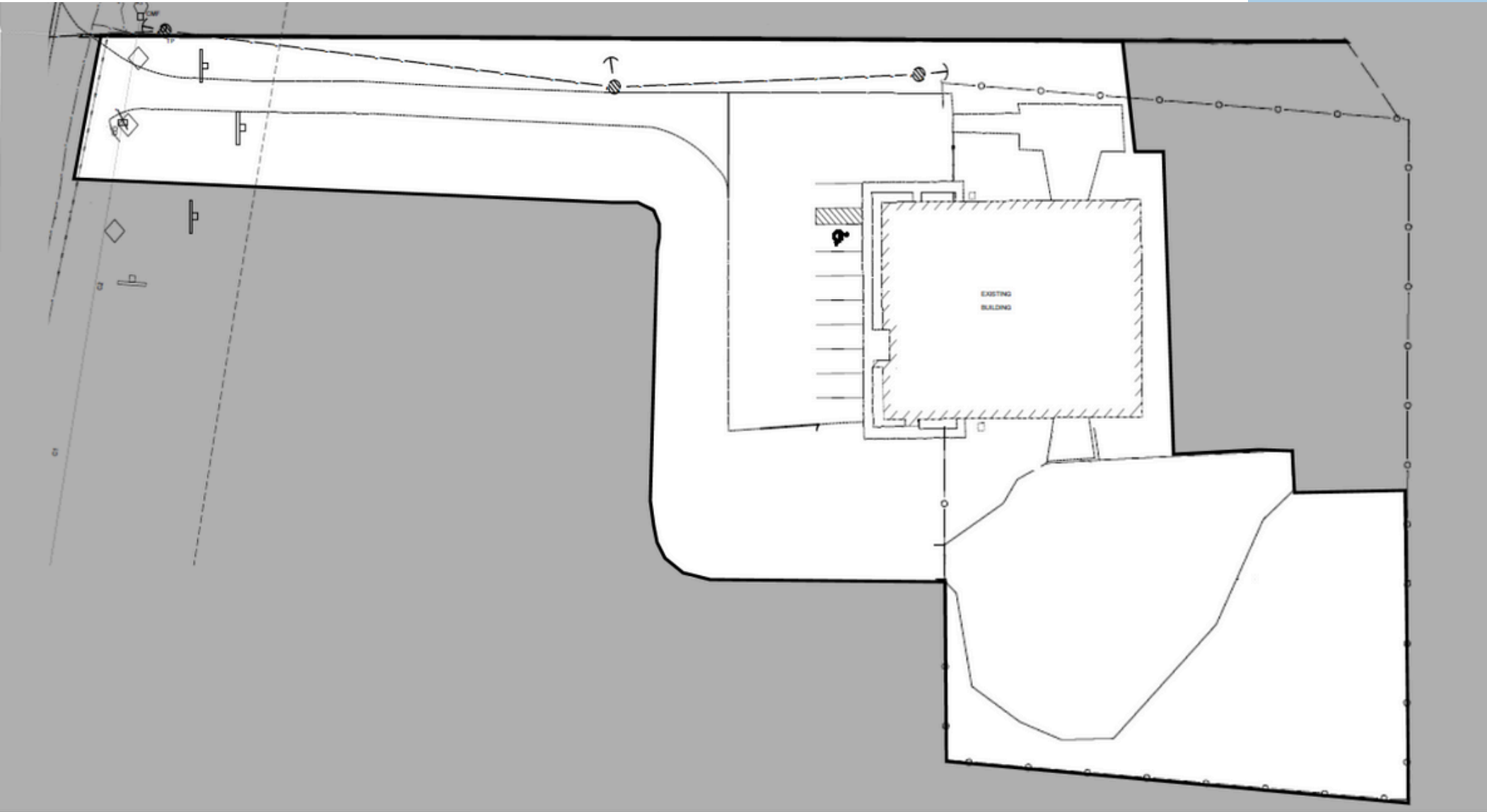






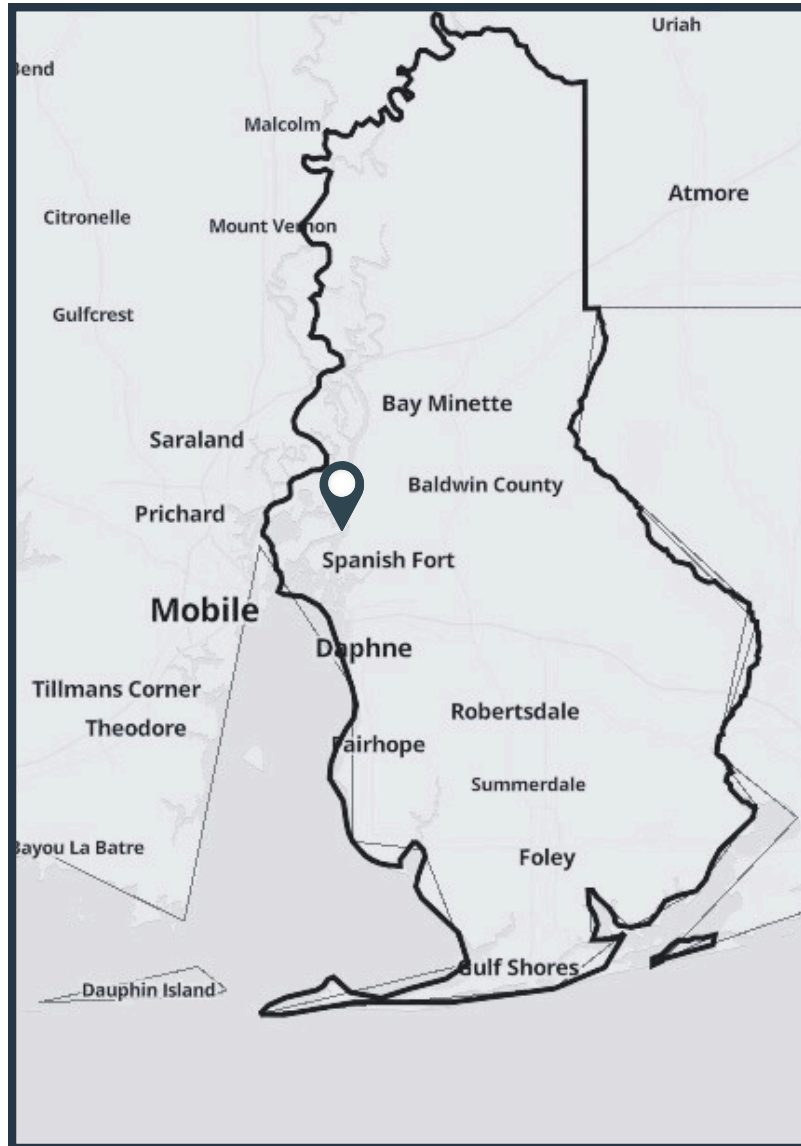


**PROPERTY SITE PLAN**





CONSIDERED PART OF THE MOBILE METROPOLITAN AREA, LOXLEY, AL IS LOCATED ON THE EASTERN SHORE OF MOBILE BAY.



### **MARKET OVERVIEW**

#### MOBILE (METRO), AL

- 9 major highways and interstates
  - U.S. Highways 98, 90, and 31
  - Alabama Highways 59, 104, 181, 182
  - Baldwin Beach Express – limited access express way that connects I-10 to gulf beaches
- 65 truck carriers licensed to serve Mobile and Baldwin Counties
- CSX Transportation services Baldwin
- 5 Class 1 Railroads in Mobile
- Several navigable waterways with barge access

#### The Port of Mobile

- Alabama’s deep-water port, with 45 ft. channel depth and turning basin
- 12th largest seaport in the US, by volume
- \$18.7 billion economic impact
- Accounts for 121,500 direct, indirect, induced, and related jobs in Alabama

## CONTACT INFORMATION



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