

406 S. Royal St.

406 S Royal St, Mobile, AL 36603



Listing ID: 30820591
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Free-Standing
Contiguous Space: 10,675 SF
Total Available: 10,675 SF
Lease Rate: \$6.50 PSF (Annual)
Base Monthly Rent: \$5,782
Lease Type: Modified Gross
Loading: 3 Doors
Ceiling: 18 ft.
Drive-In Bays: 2 Bays



Overview/Comments

+-1,200 sqft office space with 2 RR's, 2 offices with balance in open space/sales area. (2) 12'h x 10'w loading doors ground level. One on front of building and one at rear. Small yard alongside and at rear of building, fenced with access to Joachim St..

More Information Online

<https://merrillpthomasco.catylist.com/listing/30820591>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	2906390002087XXX	Zoning:	I-1
Industrial Type:	Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Truck Terminal, Warehouse/Distribution	Gross Building Area:	10,675 SF
		Land Area:	1 Acre

Available Space

Suite/Unit Number:	406 S. Royal St.	Rent Escalators:	Fixed Lease
Space Available:	10,675 SF	Kitchen/Breakroom:	Yes
Minimum Divisible:	10,675 SF	Parking Spaces:	15
Maximum Contiguous:	10,675 SF	Loading Doors:	3
Space Type:	Relet	Drive In Bays:	2
Date Available:	11/01/2022	Ceiling Height:	18
Lease Rate:	\$6.50 PSF (Annual)	Clear Height:	18
Lease Type:	Modified Gross		

Space Description 1,250 sqft office space with RR and balance open warehouse space. Ample parking in front and more available in rear of building. Rear access to building off St. Emanuel St.

Area & Location

Highway Access: I-10
Area Description: Light to heavy industrial use area.

Building Related

Tenancy:	Single Tenant	Roof Type:	Arched
Total Number of Buildings:	1	Construction/Siding:	Metal Siding
Property Condition:	Good	Parking Type:	Surface

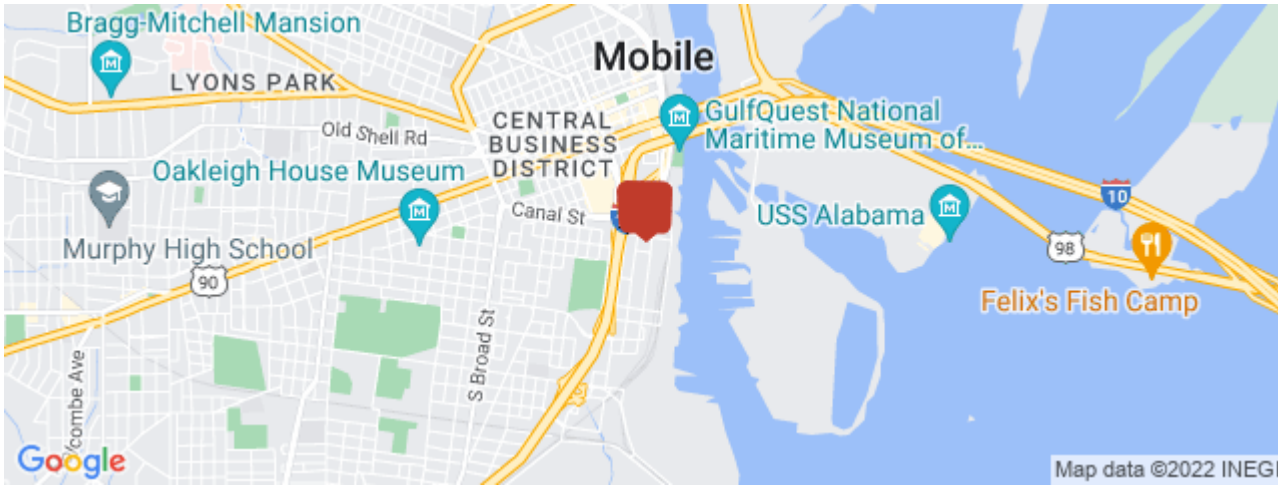
Parking Description:	Paved	Freight Elevators:	0
Total Parking Spaces:	15	Sprinklers:	None
Passenger Elevators:	0	X-Phase:	3

Land Related

Zoning Description:	Light Industrial
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	406 S Royal St, Mobile, AL 36603
County:	Mobile
MSA:	Mobile



Property Images



406 S. Royal whse pic 2



406 S. Royal whse



406 S. Royal office



406 S. Royal RR



406 S. Royal office 2



406 S. Royal St. back pic

IMG_0819

Property Contacts



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