

2565 GOVERNMENT BLVD

2565 GOVERNMENT BLVD, MOBILE, AL 36606

**PROPERTY DESCRIPTION**

2565 Government Blvd is a 10,000 SF multi-tenant industrial flex building consisting of four units designed for a mix of office, showroom, and warehouse users. The building offers functional layouts with roll-up door access and flexible interior configurations, making it well-suited for contractors, service businesses, and light industrial users.

LOCATION DESCRIPTION

Located on Government Boulevard, one of Mobile's primary east-west corridors, the property offers quick access to I-65, Airport Blvd, and Downtown Mobile. The site is surrounded by national retailers, service businesses, and established neighborhoods, providing strong connectivity for both employees and customers.

PROPERTY HIGHLIGHTS

- Combination of office, showroom, and warehouse space
- Multiple roll-up doors for efficient loading
- Front-facing visibility along Government Blvd
- On-site parking and easy truck access

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,250 - 3,750 SF
Building Size:	10,000 SF

RICHARD HENRY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,250 - 3,750 SF	Lease Rate:	\$9.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite A	3,750 SF	NNN	\$9.00 SF/yr	Suite A is a 3,750 SF industrial suite featuring a predominantly open warehouse layout with three drive-in roll-up doors for efficient loading and workflow. The space includes a small office component and restroom, making it well-suited for contractors, service companies, and light industrial users seeking functional, flexible space at an attractive \$9.00/SF lease rate.
Suite B	1,250 SF	NNN	\$9.00 SF/yr	Suite B is a 1,250 SF industrial suite featuring an open warehouse layout with one drive-in roll-up door for easy access and functionality. The space is well-suited for small contractors, storage users, or light industrial operations seeking efficient space at an affordable \$9.00/SF lease rate.

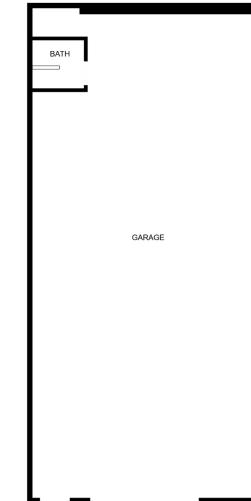
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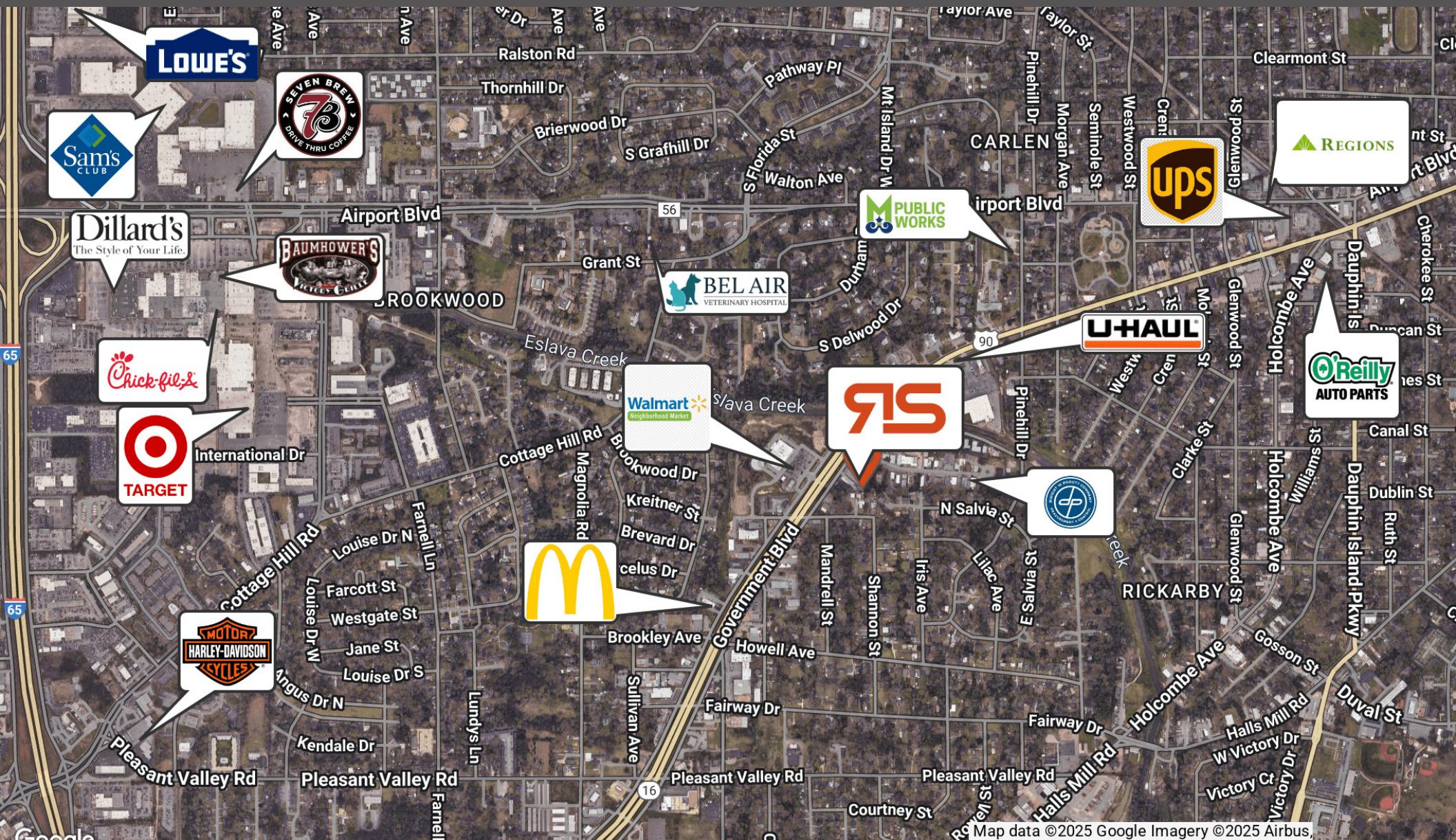
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