

# FOR LEASE

2,400 SF OFFICE &  
2,400 SF OFFICE/WAREHOUSE

1210 Hutson Dr | Mobile, AL



## PROPERTY DESCRIPTION:

- 2 spaces:
- **Suite A:** 2,400 SF - Large reception/waiting area, 7 offices, storage rooms, 2 restrooms, file room, large conference room
- **Suite B:** 1,700 SF office, 700 SF warehouse - Reception/waiting area, 3 offices, conference room, break room, 2 restrooms, storage area, file room, and warehouse space
- Zoned I-1: Light Industrial
- Suites can be combined
- Easy access to Hwy 90, I-65 and Airport Blvd
- Ample parking (20+ spaces)
- Property sits on fenced half acre lot
- Conveniently located near the center of town

LEASE RATE: \$7.50 SF MG

Brandon Broadus, CCIM  
251.288.7786 | bbroadus@cre-mobile.com



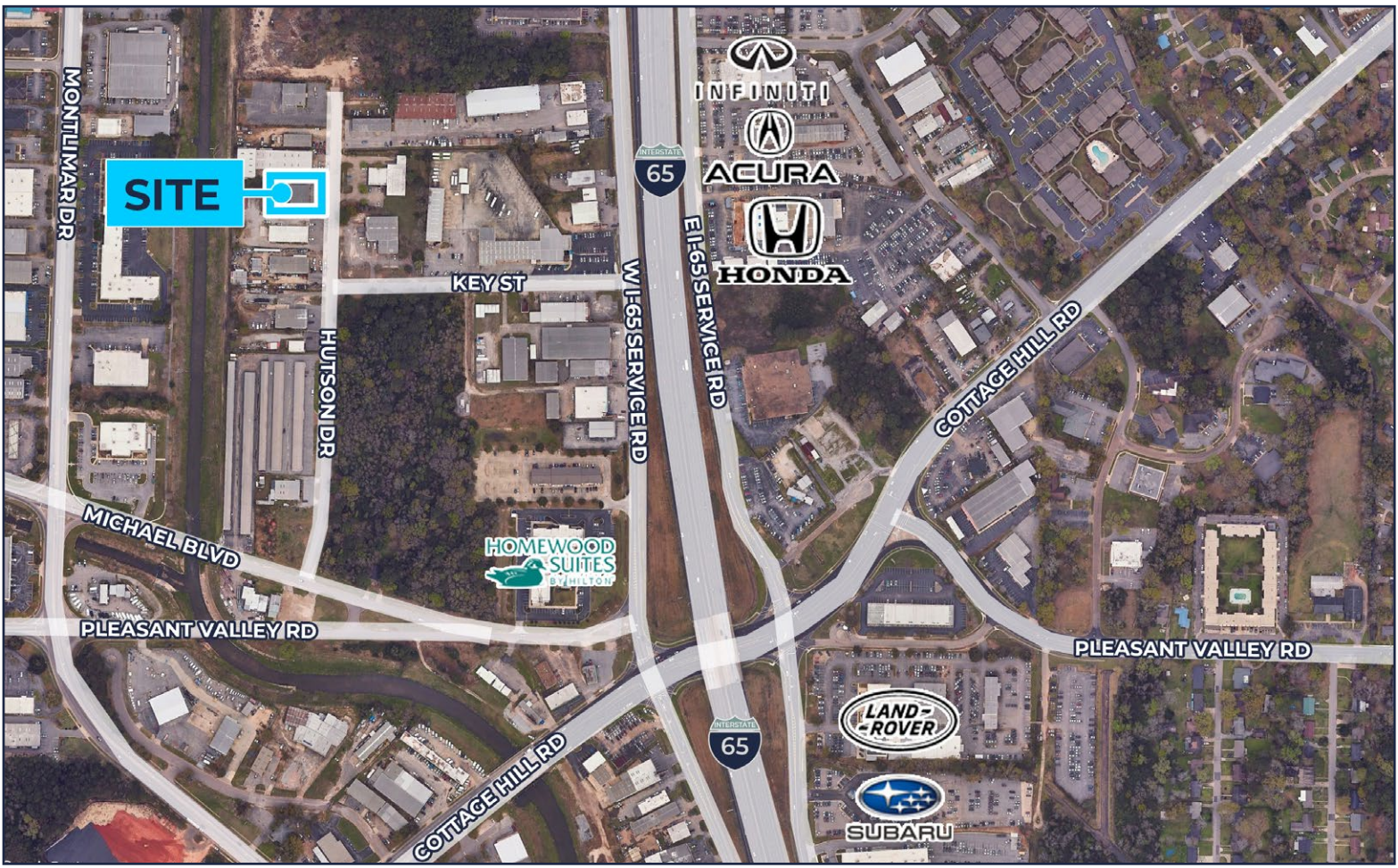
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DISTANCES TO NOTABLE LOCATIONS:

- I-65 1.5 miles
- Hwy 90 1.5 miles
- I-10 4.5 miles

Measured by driving distance

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