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# FOR SALE/LEASE

## Warehouse Facility

**Location:** 5240 Willis Road, Mobile, AL  
15± miles to Mississippi  
4.7± miles to Interstate 65  
5± miles to Wal-Mart Import Distribution Center  
2.5± miles to Amazon Sortation Facility  
7.5± miles to Airbus Facility  
10± miles to Mobile/APM Container Port

**Building:**  
**Size:** 100,000± total (250' x 400')  
3,600± office  
**Type:** Pre-engineered steel w/partial masonry on office façade  
**Year Built:** 2002, 2008  
**Roof:** 24 gauge standing seam  
**Walls:** 24 gauge steel  
**Eave Height:** 28'  
**Clear Height:** 24'  
**Slab:** 6" w/steel fiber and rebar  
**Electrical:** 600 amp, 277/480 volt, 3 Phase, 4 wire  
**Ventilation:** In-wall exhaust fans  
**Lighting:** LED  
**Fire Protection:** Fully sprinkled with fire pump  
**Other features:** 8' metal liner panels in warehouse  
Building is expandable



**Loading:** (15) dock high doors w/levelers  
(1) grade level door  
(1) ramp-in door  
6' canopy over docks

**Site:** 6.2± acres  
40 passenger parking spaces  
Asphalt parking  
1± acre truck court w/ 7" of concrete

**Zoning:** I-1, Light Industrial  
City of Mobile

**Lease Rate:** \$4.30 psf, NN  
**Sale Price:** \$4,000,000



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