



FOR LEASE

543 S Craft Hwy, Mobile AL 36610

**2 Acre Gated Vacant Land, Lighted and
Improved Laydown Yard, 0.36 Miles from I-165**



**Pratt Thomas, CCIM
President**

Cell: 251-367-8358
Off: 251-476-0808

Pratt@MPTCO.COM



Pam Helland, Agent

Cell: 251-214-6214
Off: 251-476-0808

Pam@MPTCO.COM

3280 Dauphin Street
Suite C 104
Mobile, AL 36606

WWW.MPTCO.COM

The information given herewith is obtained from sources the agent considers reliable, however, agent is not responsible for misstatements of facts, errors, or omissions. Purchaser must satisfy self of accuracy of any statement or projection. All figures are approximate.

Property Description

1 Acre Cleared Vacant Land, Frontage on Craft Hwy, 0.36 Miles from I-165

- * Traffic signal at intersection
- * Traffic count - 34,780 at intersection of I-165 & Bay Bridge Rd
- * Close proximity to: 0.3 mi to I-165; 2.5 mi to I-65; 3.6 mi to Al State Docks
- * All utilities available to site
- * Zoned I-1
- * Owner will negotiate on improvements to fit tenant's needs
- * Owner is a Licensed State of Alabama Real Estate Agent

At A Glance



Land - 2.0 Acres, Gated & Lighted w Improved Laydown Yard



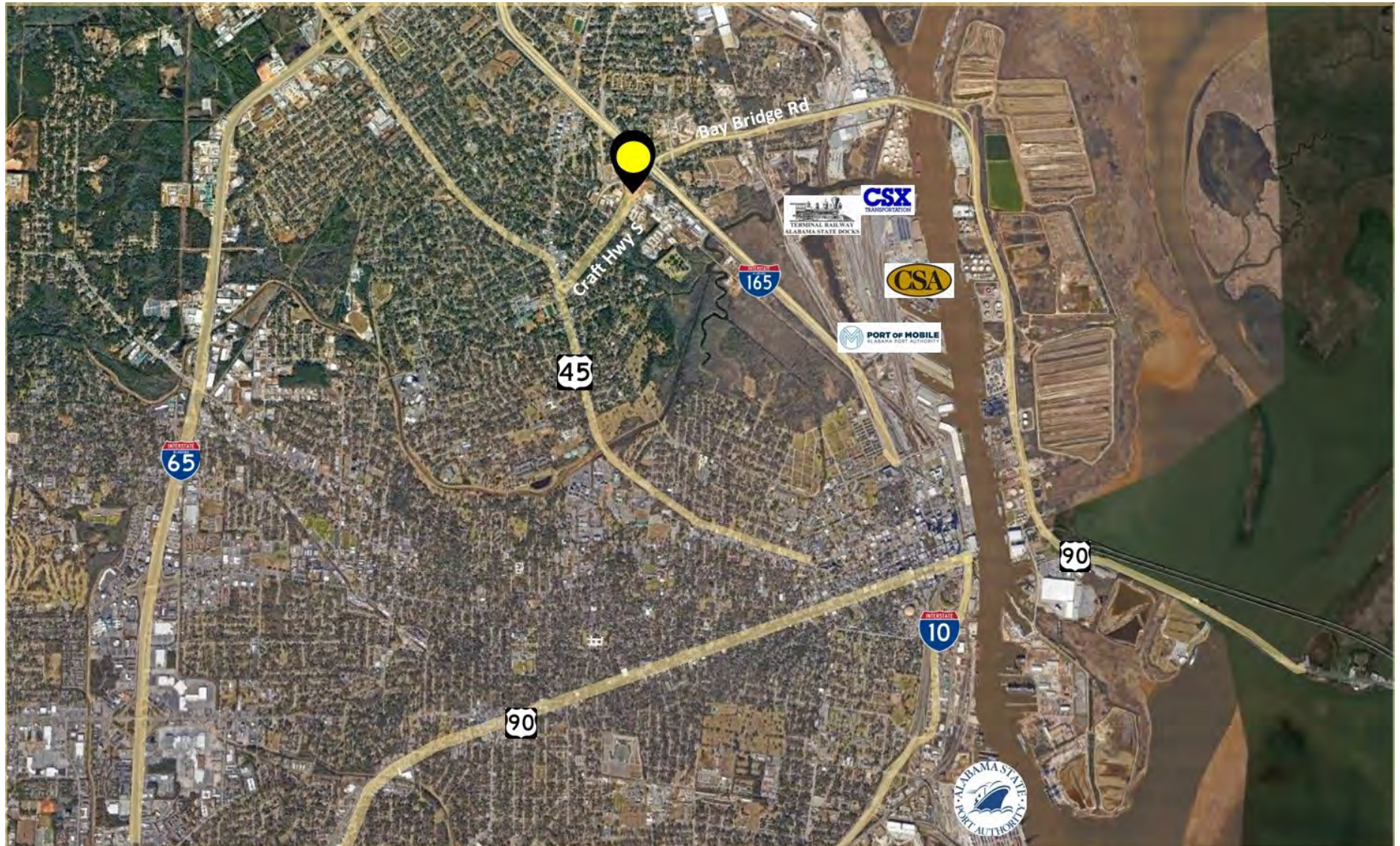
Lease - \$4,000 per month + NN



Traffic Count - 34,780 at intersection of I-165 & Bay Bridge Rd



Proximity View





Mobile, AL



City of Mobile

Mobile is the county seat of Mobile County, Alabama and is located on the Mobile River at the head of Mobile Bay on the north-central Gulf Coast and is the fourth-most-populous city in Alabama. With recent and continuing investments and job growth in aerospace, ship building/maritime, logistics, and advanced manufacturing industries, Mobile is a globally significant player in those industries and continues creating economic growth and prosperity for our local businesses and residents.

Considered one of the Gulf Coast's cultural centers, Mobile has several art museums, a symphony orchestra, professional opera, professional ballet company, and a large concentration of historic architecture. Mobile is known for having the oldest organized *Carnival* or *Mardi Gras* celebrations in the United States.

From January 2018 to June 2021, Mobile secured 28 attraction and expansion projects and roughly \$2 billions of capital investment, bringing more than 1,600 direct jobs with an annual average salary of \$59,500. These investments yielded new annual business output of \$1.6 billion.

The *Port of Mobile*, the only deep water port in Alabama, plays a key role in the economic health of the city and is the 12th largest port in the United States. The Port of Mobile offers direct access to five (5) Class 1 railroads, four (4) short line railroads including port-owned and operated terminal railroads, one (1) marine highway to Mexico, I-10 and I-65 interstate highways and over 15,000 miles of inland and intracoastal waterways.

The Port of Mobile is the fastest growing "container terminal" in the U.S. with an 11% increase in 2022 over 2021. In 2019, the United States Army Corps of Engineers named the *Port of Mobile* 12th in the top tonnage port and 19th in the top "container port" in the U.S.

The State of Alabama recently passed legislation earmarking \$200 million dollars for the widening and dredging of the ship channel which will make the Port of Mobile the deepest port in the Gulf of Mexico.

According to the United States Maritime Administration (MARAD), the US Marine Transportation System, consisting of waterways, ports, and landside intermodal connections, contributed \$5.4 trillion worth of economic activity annually and sustained nearly 31 million jobs in 2018. And ports themselves are the multimodal system workhorses; 361 ports contributed over \$378 billion in annual federal, state, and local taxes.



Port of Mobile