

Gulf Coast Flex Industrial Campus

3404 Moffett Rd, Mobile, AL 36607

Presented By:
4D Capital Group



Gulf Coast Flex Industrial Campus

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Property Details

The Gulf Coast Flex Industrial Campus offers approximately 98,000 square feet of flexible industrial space across five interconnected warehouse suites, providing exceptional versatility for single-tenant occupancy, multi-tenant leasing, or future expansion. Constructed of durable poured concrete, the facility is strategically positioned on the I-65 Service Road at Highway 98 with immediate access to Interstate 10, Downtown Mobile, the Port of Mobile, and Mobile International Airport.

This exceptional highway frontage location offers outstanding accessibility, strong market exposure, and a strategic Gulf Coast position. The Gulf Coast Flex Industrial Campus presents a unique opportunity for an owner or tenant to establish a significant regional presence, including the ability to brand the property with their own corporate identity. Ideally suited for distribution, warehousing, logistics, fulfillment, light manufacturing, showroom, retail, or data center operations, the property offers approximately 10 MW of available power to support energy-intensive users and future growth.

Unlike new construction, which often requires years of planning, permitting, and development, this existing facility can be occupied and customized in a fraction of the time, allowing businesses to accelerate operations while significantly reducing development costs, project timelines, and execution risk. Launch operations months, years, faster than new construction.

With flexible suite configurations, substantial power capacity, exceptional regional connectivity, and the ability to accommodate a broad range of commercial and industrial uses, The Gulf Coast Flex Industrial Campus represents a rare opportunity to secure a strategically located industrial asset with immediate occupancy potential. Prominent building signage and campus branding opportunities allow an owner or tenant to create a signature corporate presence along one of Mobile's busiest commercial corridors and within one of the Gulf Coast's most important transportation and logistics hubs.

Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area :	98,030 SF
Year Built:	1959
Rental Rate Mo:	Upon Request

Price: Upon Request

- Equipped with approximately 10 MW of avail power, providing a strong foundation for data center, disaster recovery, and other high-demand applications
- Five interconnected warehouse suites totaling approximately 98,000 SF with multiple leasing configurations available for single or multi-tenant occupa
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- 10 dock high loading docks, one 1 grade level dock. Cross dock operations. Covered loading areas support efficient logistics operations.
- Laydown and storage yard available with potential for rail spur installation, providing additional logistical advantages.
- Strategically located on the I-65 Service Road at Highway 98, close to I 10. Minutes to Downtown Mobile, the Port and Mobile International Airport
- Campus naming rights and corporate branding opportunity, allowing an owner or tenant to establish a signature Gulf Coast presence.

View the full listing here: <https://www.loopnet.com/Listing/3404-Moffett-Rd-Mobile-AL/40863666/>

Gulf Coast Flex Industrial Campus

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Listing spaces

1st Floor Ste A	Space Available:	18,030 SF
	Rental Rate:	Upon Request
	Contiguous Area:	98,030 SF
	Date Available:	Now
	Service Type:	TBD
	Office Size:	6,000 SF
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	1 - 10 Years

3404 Moffett Road presents a rare opportunity to secure substantial power capacity within an existing industrial facility. The combination of available power, durable concrete construction, dock-high loading capability, utility infrastructure, and a large laydown yard creates a compelling solution for organizations seeking rapid deployment and long-term scalability along the growing Gulf Coast corridor.

- Data Center
- Edge Computing Facility
- AI / High-Performance Computing
- Disaster Recovery & Business Continuity Center
- Network Operations Center
- Infrastructure Support Facility
- Equipment Staging & Deployment Hub
- Logistics & Mission-Critical Operations

1st Floor Ste B

Space Available:	25,000 SF
Rental Rate:	Upon Request
Contiguous Area:	98,030 SF
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Industrial
Lease Term:	1 - 10 Years

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1st Floor Ste C

Space Available:	25,000 SF
Rental Rate:	Upon Request
Contiguous Area:	98,030 SF
Date Available:	Now
Service Type:	TBD
Space Type:	Relet
Space Use:	Industrial
Lease Term:	1 - 10 Years

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Listing spaces

1st Floor Ste D	Space Available:	10,000 SF
	Rental Rate:	Upon Request
	Contiguous Area:	98,030 SF
	Date Available:	Now
	Service Type:	TBD
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	1 - 10 Years

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1st Floor Ste E

Space Available:	20,000 SF
Rental Rate:	Upon Request
Contiguous Area:	98,030 SF
Date Available:	60 Days
Service Type:	TBD
Space Type:	Relet
Space Use:	Industrial
Lease Term:	1 - 10 Years

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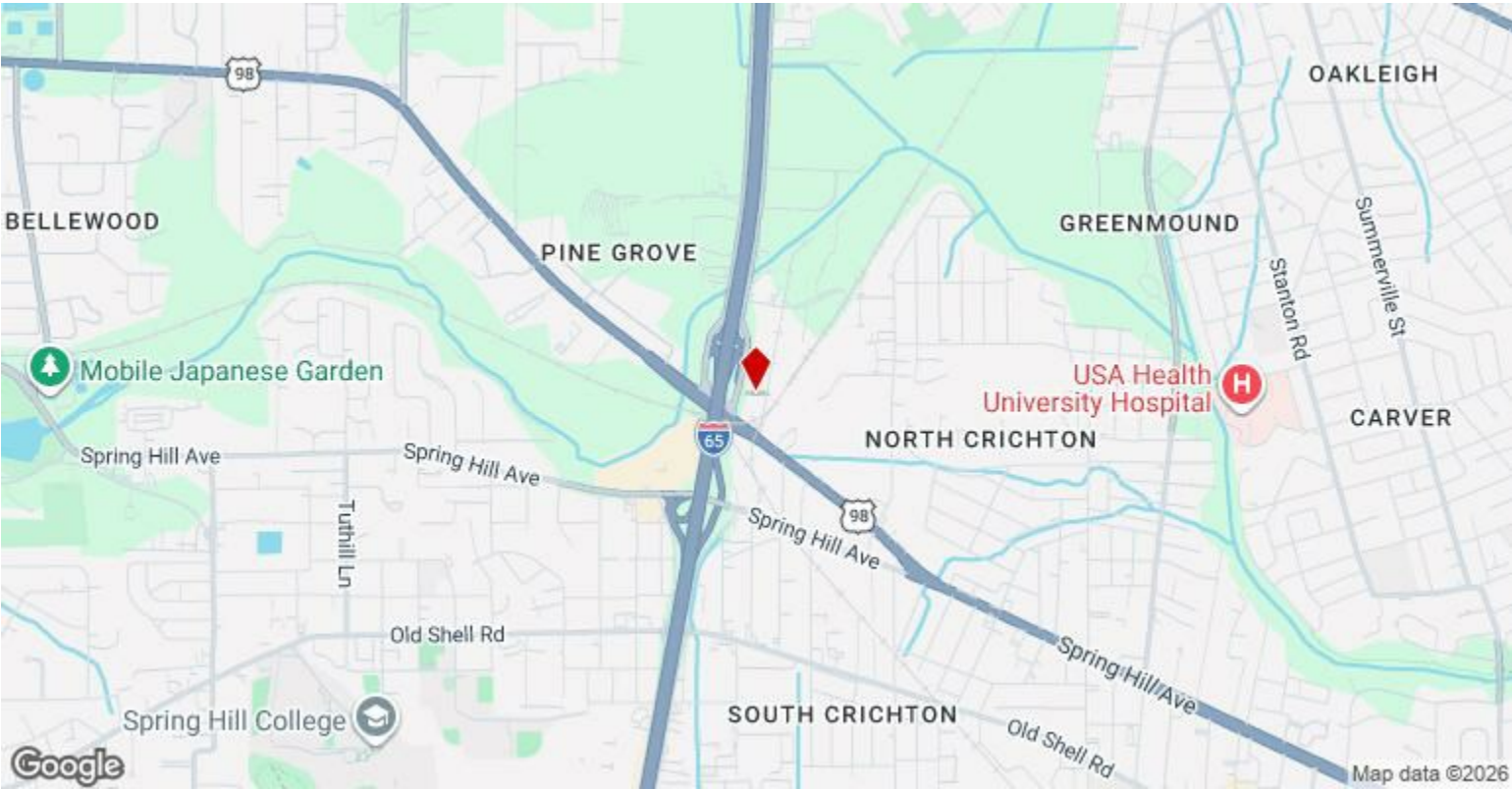
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Nash Transport, LLC	-	March 2028

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Location



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3404 Moffett Rd, Mobile, AL 36607

Property Photos



Aerial



Primary Photo

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Property Photos



Aerial



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Interior Photo



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Interior Photo



Interior Photo

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Property Photos



Interior Photo



Building Photo

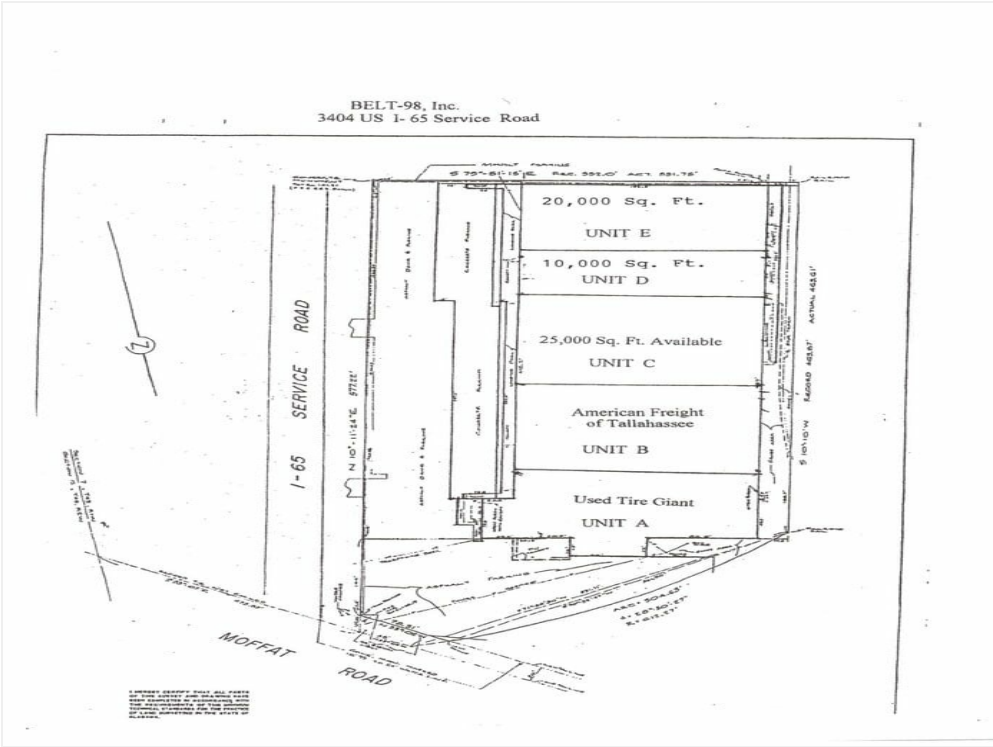
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Property Photos



Building Photo



Floor Plan

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Property Photos



Building Photo



Interior Photo

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Interior Photo

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