

SALE or LEASE
6,800± SF
INDUSTRIAL
THEODORE, AL



6,800± SF Office/Warehouse

5683 US HWY 90
Theodore, AL 36582

Property Features

- Total Size: 6,800± SF
- Lot Size: 1.57± AC fenced & aggregate yard
- Zoned: B-3
- Frontage: 196' on US HWY 90
- Ceiling Height: 16'
- 5 vehicle bays
- 6 drive-in doors
- 240v 3 Phase 200 Amp Service
- Completely renovated!
- Spacious showroom and office
- Good for Retail or Industrial use
- Great visibility on US HWY 90
- Two minutes off I-10

LEASE RATE: \$5,700/month NN
SALES PRICE: \$645,000.00



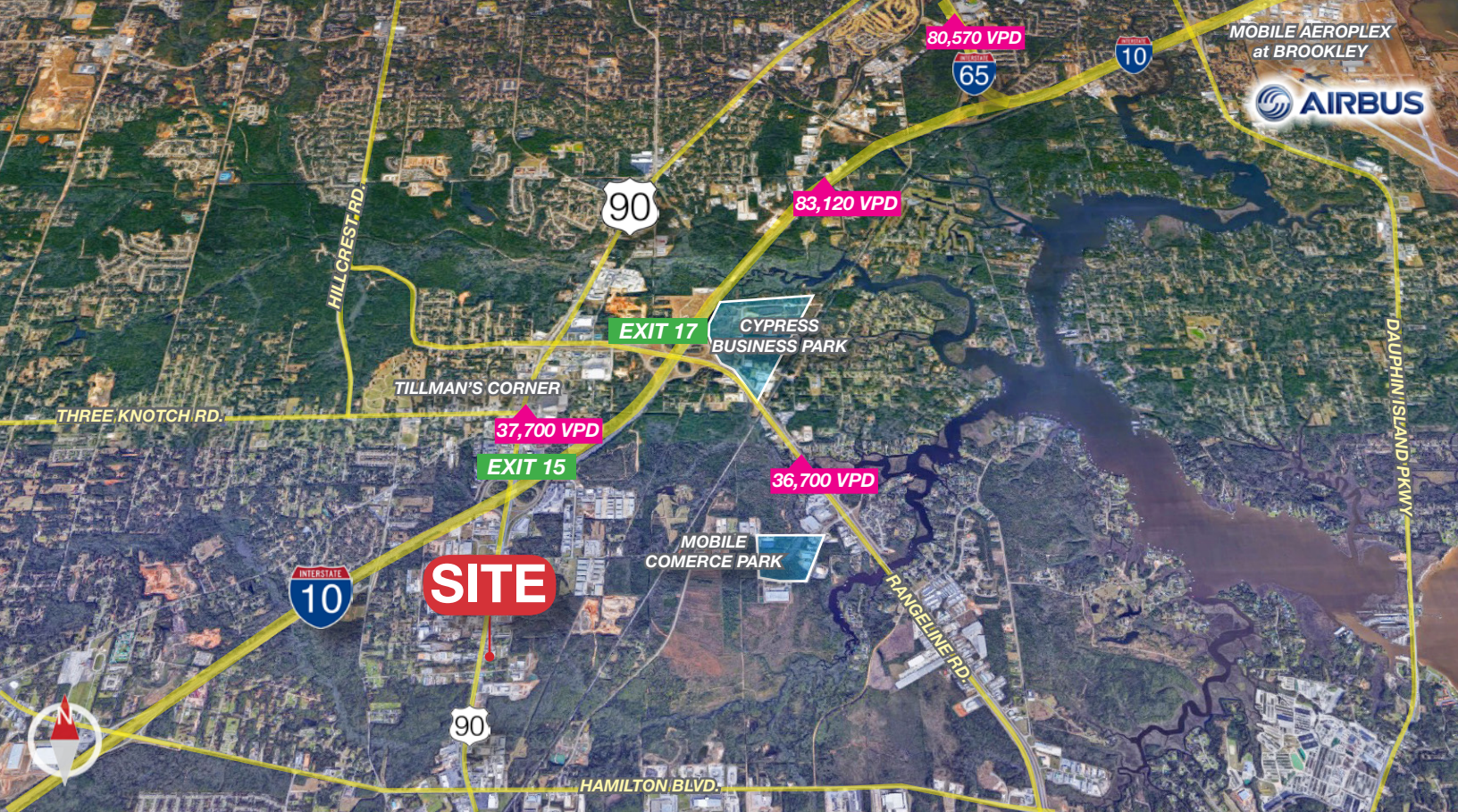
For more information:

Pete Riehm

251.442.4349 cell · priehm@nai-mobile.com

J.T. Jenkins

251.348.2114 cell · jt@nai-mobile.com



Location Description

Multi-use commercial facility with great visibility on primary, high-traffic industrial corridor (US HWY 90 / Government Blvd.) in the Theodore submarket of Mobile County. Good for retail or industrial use. Good access; truck friendly. Well appointed versatile office complex. Located just two minutes driving distance to I-10 (1 mile) and about a seven minute drive to I-65 (6.0 miles). Mobile offers two airports both with FAA Part 139 Certification - Mobile Aeroplex at Brookley (home to the Airbus U.S. Manufacturing Facility) and Mobile Regional Airport.

I-10	1.0 miles
Theodore Industrial Canal	4.1 miles
I-65	6.0 miles
Mobile Aeroplex at Brookley	9.3 miles
Wal-Mart Distribution Center	6.1 miles
Mobile Regional Airport	12.3 miles
Mississippi State Line	15.1 miles
Baldwin County, AL	21.2 miles
Pensacola, FL	62.9 miles



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56 St. Emanuel St.
Mobile, AL
251.438.4312

www.nai-mobile.com

