

AVAILABLE

Up to 129,700±SF of Warehouse/Office Space
📍 3107 Halls Mill Road, Mobile, AL 36606



PROPERTY OVERVIEW

Conveniently located warehouse / office building with easy access to both I-10 and I-65. Property consists of five parcels totaling 22.35± acres with 9.66± acres fenced.

GUY OSWALT

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📍 220 Saint Michael St.
First Floor
Mobile AL 36602

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Mobile AL 36652

MCRCOMMERCIAL.COM

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LOCATION

3107 Halls Mill Road
Mobile, AL 36606



PRICING

Inquire for Details



BUILDINGS SIZE

Total 129,700± SF

Warehouse 109,700± SF
(Partially Conditioned)

Office 20,000± SF



SITE SIZE

22.35± Acres



CONSTRUCTION

Walls Concrete / Metal
Floors Concrete



YEAR BUILT

2003



CEILING HEIGHTS

70,000± SF 30'
20,000± SF 20'
39,700± SF 12'



COLUMN SPACING

35' x 65'



DOORS

6 Dock-High
2 Drive-In



LIGHTING

LED



SPRINKLER

Yes / Wet with Fire Pump



SECURITY

Fenced & Monitored System



POWER

460 V - Three Phase



ESTIMATED

OPERATING EXPENSES

CAM \$0.10 PSF

Taxes \$0.58 PSF

Insurance \$0.47 PSF

Total (SF Basis) \$1.15 PSF



ZONING

B-3 Community Business



RAIL ACCESS

No



USE

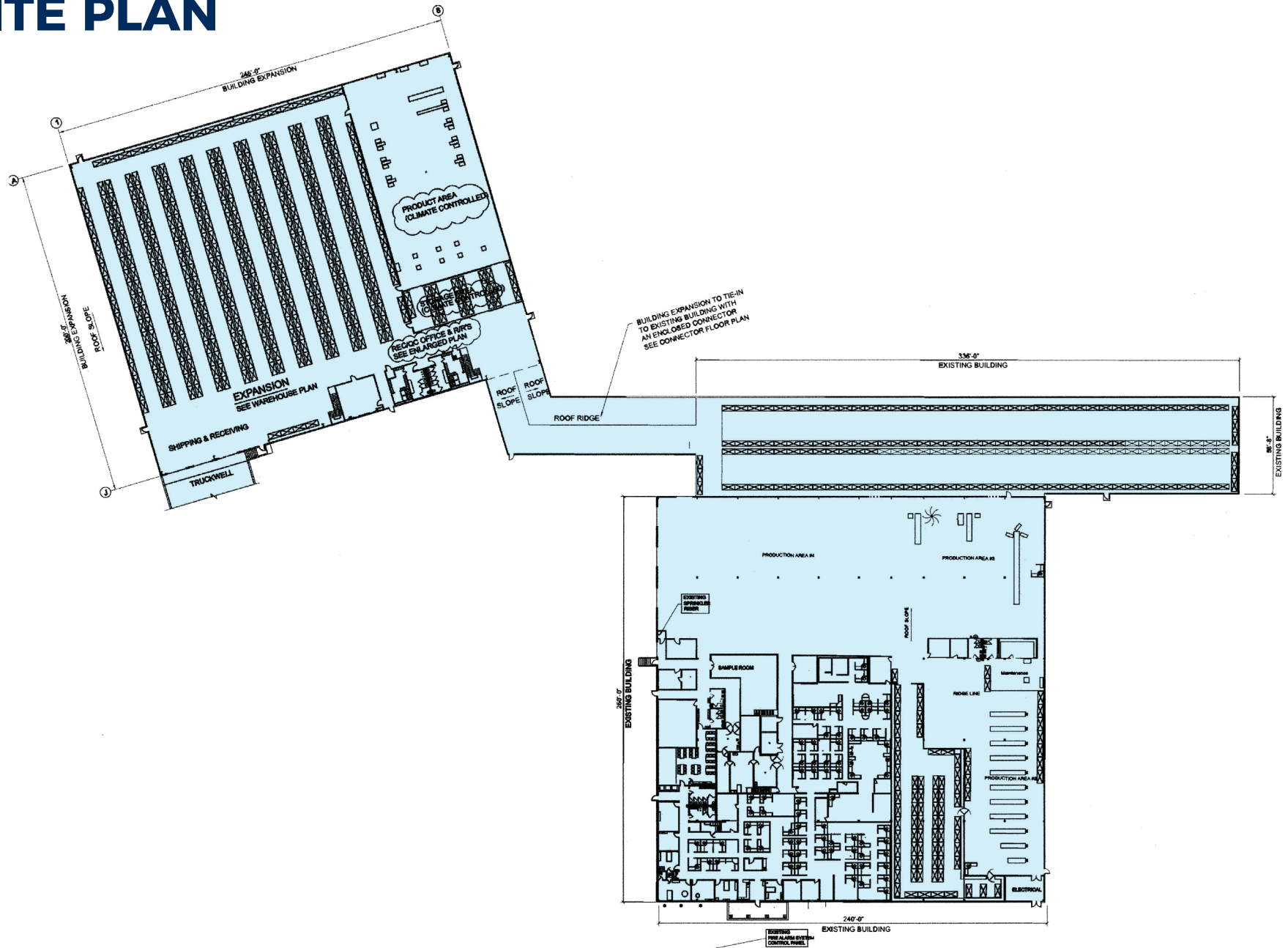
Former

Manufacturing & Distribution
(Crown Products)

Current

Warehousing & Distribution

SITE PLAN



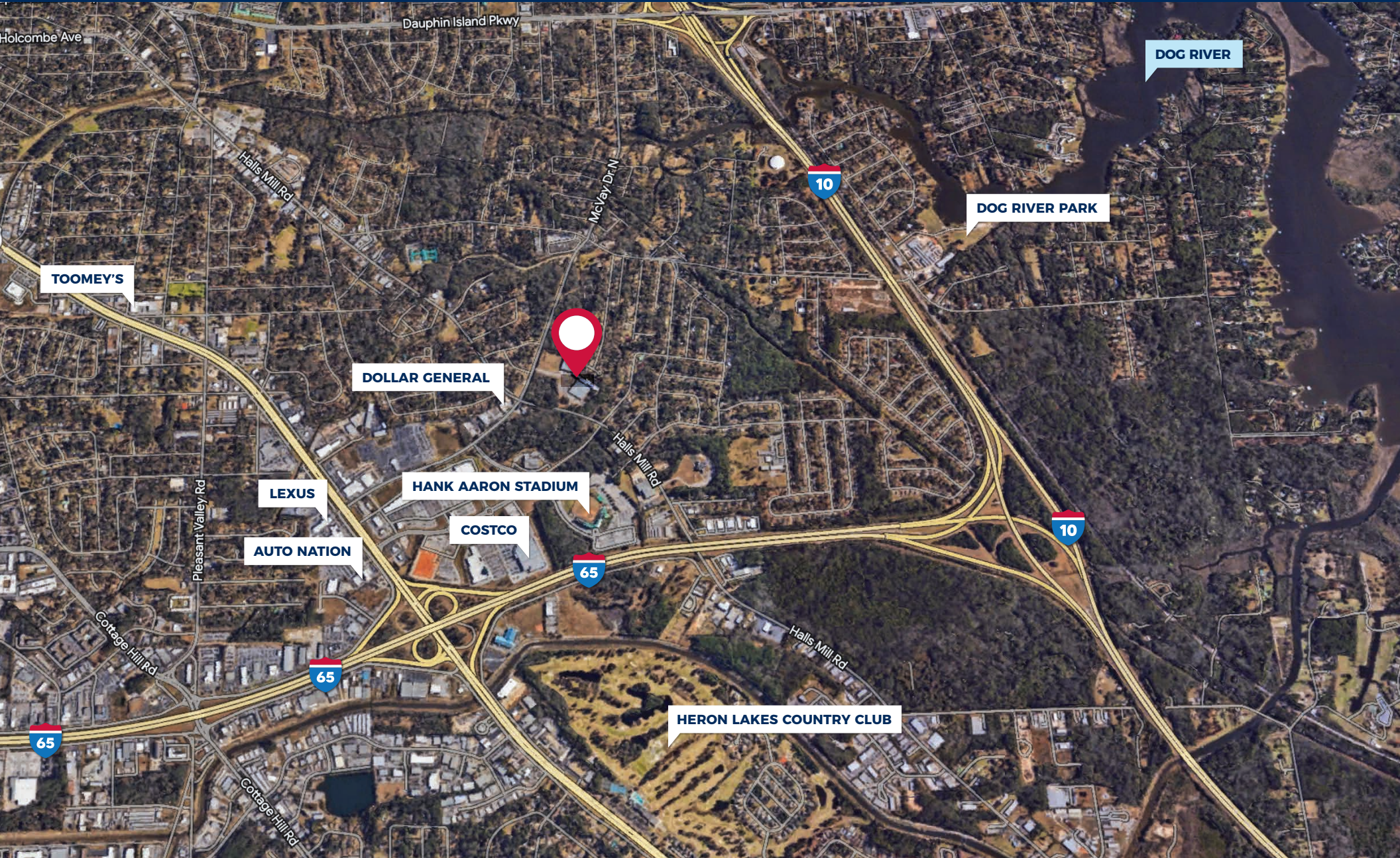
AERIAL

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AREA MAP

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ADDITIONAL PHOTOS

