

COMMERCIAL PROPERTY

OWNER-USER • INVESTMENT • INDUSTRIAL

22195 CEDAR STREET

Robertsdale, Alabama 36567 | Baldwin County | MLS #394334



Approx. 19,000 SF • 2.26 ACRES • FULLY FENCED

ASKING PRICE

\$2,200,000

BUILDING AREA

≈19,000 SF

SITE AREA

2.26 ACRES

PRICE / SF

\$115.79

PROPERTY HIGHLIGHTS

- Approximately 19,000 SF of industrial / commercial improvements
- 2.26-acre site with secure perimeter fencing
- Multiple buildings / configurations for flexible use
- Potential owner-user or multi-tenant opportunity
- Seller will consider a lease option
- Strong positioning for Baldwin County / Gulf Coast operations

STRATEGIC LOCATION & ACCESS

ROBERTSDALE
Baldwin County

GULF COAST ACCESS

Near Baldwin Beach Express • US Hwy 59 • US Hwy 90
Convenient regional access to I-10 and I-65

WHY THIS PROPERTY

OWNER-USER

Control your location
and operating footprint

MULTI-TENANT

Potential to create
multiple income streams

INDUSTRIAL / LOGISTICS

Positioned for regional
Baldwin County growth

FLEXIBLE

Seller will consider
a lease option

DAVID WELLS

eXp Realty LLC Southern Branch | Alabama & Florida Licensed Realtor

251-751-0334

Commercial Property Representation

Information is believed to be reliable but is not guaranteed. Buyer to verify all measurements, zoning, uses and other property information.