



**ENGEL & VÖLKERS®**  
COMMERCIAL



**For Sale:**  
**ABC Supply Store | Robertsdale, AL**  
**30,000 Sq Ft Total | 6.8 Acres**  
**\$6,216,666 | 6 Cap**  
**New Construction | Single Tenant | Large Bay Industrial**

## Disclaimer

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# PROPERTY HIGHLIGHTS

- Pricing: \$6,216,666
- Size: 6.8 Acres
- Primary Lease Term 12 Years
- Options: 2 x 5 Year Options
- Total GLA: 30,000 SF
- 3,750 SF of office showroom
- ESFR Fire Sprinkler
- Slab: 7' thick. 4,000 PSF with wire.
- (4) 20'x 16' wide, overhead doors
- 7x10 Dock levelers
- 1.5 Acre concrete paved lay down yard
- Located 15 min south of I-65
- Frontage on Hwy 59 +- 20,800 VPD

Herrington Realty and Engel & Völkers are pleased to present an exceptional opportunity to acquire a newly constructed ABC Supply facility, the nation's leading manufacturer of roofing supplies and materials. The property is prominently located on Highway 59 in Robertsedale, Alabama and features a 30,000-square-foot, high-quality office warehouse including 3,750 square feet of office space with a mezzanine, situated on 6.8 acres with excellent highway visibility. The building is currently under construction, with completion anticipated in late Q3 or early Q4 of 2026.







Highway 59 +/-20,800 VPD



Highway 59 +/-20,800 VPD



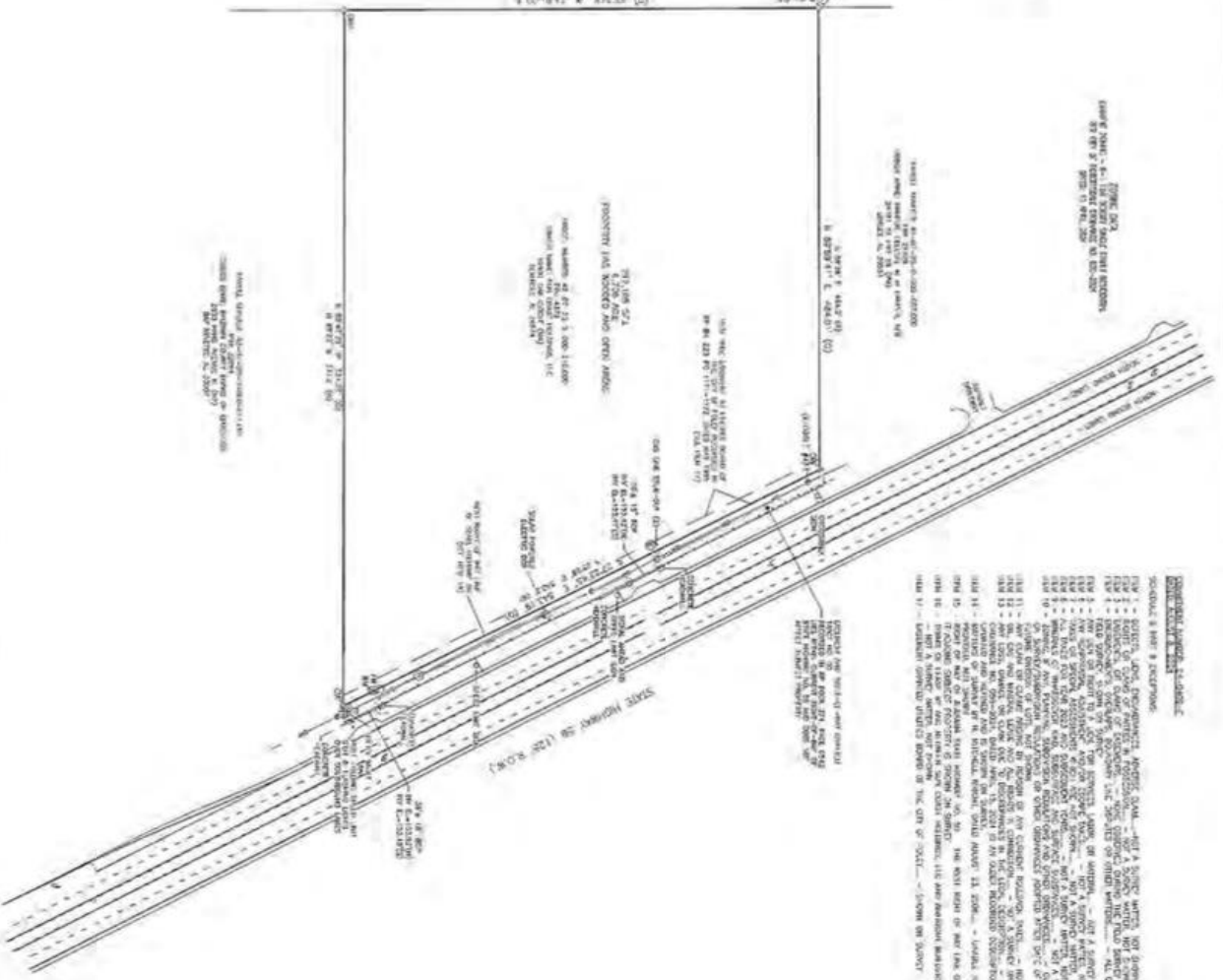


PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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**PROPOSED LOTS 1-100**

SCALE: 1" = 40'

1. LOT 1 - 100' x 100'

2. LOT 2 - 100' x 100'

3. LOT 3 - 100' x 100'

4. LOT 4 - 100' x 100'

5. LOT 5 - 100' x 100'

6. LOT 6 - 100' x 100'

7. LOT 7 - 100' x 100'

8. LOT 8 - 100' x 100'

9. LOT 9 - 100' x 100'

10. LOT 10 - 100' x 100'

11. LOT 11 - 100' x 100'

12. LOT 12 - 100' x 100'

13. LOT 13 - 100' x 100'

14. LOT 14 - 100' x 100'

15. LOT 15 - 100' x 100'

16. LOT 16 - 100' x 100'

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25. LOT 25 - 100' x 100'

26. LOT 26 - 100' x 100'

27. LOT 27 - 100' x 100'

28. LOT 28 - 100' x 100'

29. LOT 29 - 100' x 100'

30. LOT 30 - 100' x 100'

31. LOT 31 - 100' x 100'

32. LOT 32 - 100' x 100'

33. LOT 33 - 100' x 100'

34. LOT 34 - 100' x 100'

35. LOT 35 - 100' x 100'

36. LOT 36 - 100' x 100'

37. LOT 37 - 100' x 100'

38. LOT 38 - 100' x 100'

39. LOT 39 - 100' x 100'

40. LOT 40 - 100' x 100'

41. LOT 41 - 100' x 100'

42. LOT 42 - 100' x 100'

43. LOT 43 - 100' x 100'

44. LOT 44 - 100' x 100'

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46. LOT 46 - 100' x 100'

47. LOT 47 - 100' x 100'

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51. LOT 51 - 100' x 100'

52. LOT 52 - 100' x 100'

53. LOT 53 - 100' x 100'

54. LOT 54 - 100' x 100'

55. LOT 55 - 100' x 100'

56. LOT 56 - 100' x 100'

57. LOT 57 - 100' x 100'

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60. LOT 60 - 100' x 100'

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62. LOT 62 - 100' x 100'

63. LOT 63 - 100' x 100'

64. LOT 64 - 100' x 100'

65. LOT 65 - 100' x 100'

66. LOT 66 - 100' x 100'

67. LOT 67 - 100' x 100'

68. LOT 68 - 100' x 100'

69. LOT 69 - 100' x 100'

70. LOT 70 - 100' x 100'

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72. LOT 72 - 100' x 100'

73. LOT 73 - 100' x 100'

74. LOT 74 - 100' x 100'

75. LOT 75 - 100' x 100'

76. LOT 76 - 100' x 100'

77. LOT 77 - 100' x 100'

78. LOT 78 - 100' x 100'

79. LOT 79 - 100' x 100'

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82. LOT 82 - 100' x 100'

83. LOT 83 - 100' x 100'

84. LOT 84 - 100' x 100'

85. LOT 85 - 100' x 100'

86. LOT 86 - 100' x 100'

87. LOT 87 - 100' x 100'

88. LOT 88 - 100' x 100'

89. LOT 89 - 100' x 100'

90. LOT 90 - 100' x 100'

91. LOT 91 - 100' x 100'

92. LOT 92 - 100' x 100'

93. LOT 93 - 100' x 100'

94. LOT 94 - 100' x 100'

95. LOT 95 - 100' x 100'

96. LOT 96 - 100' x 100'

97. LOT 97 - 100' x 100'

98. LOT 98 - 100' x 100'

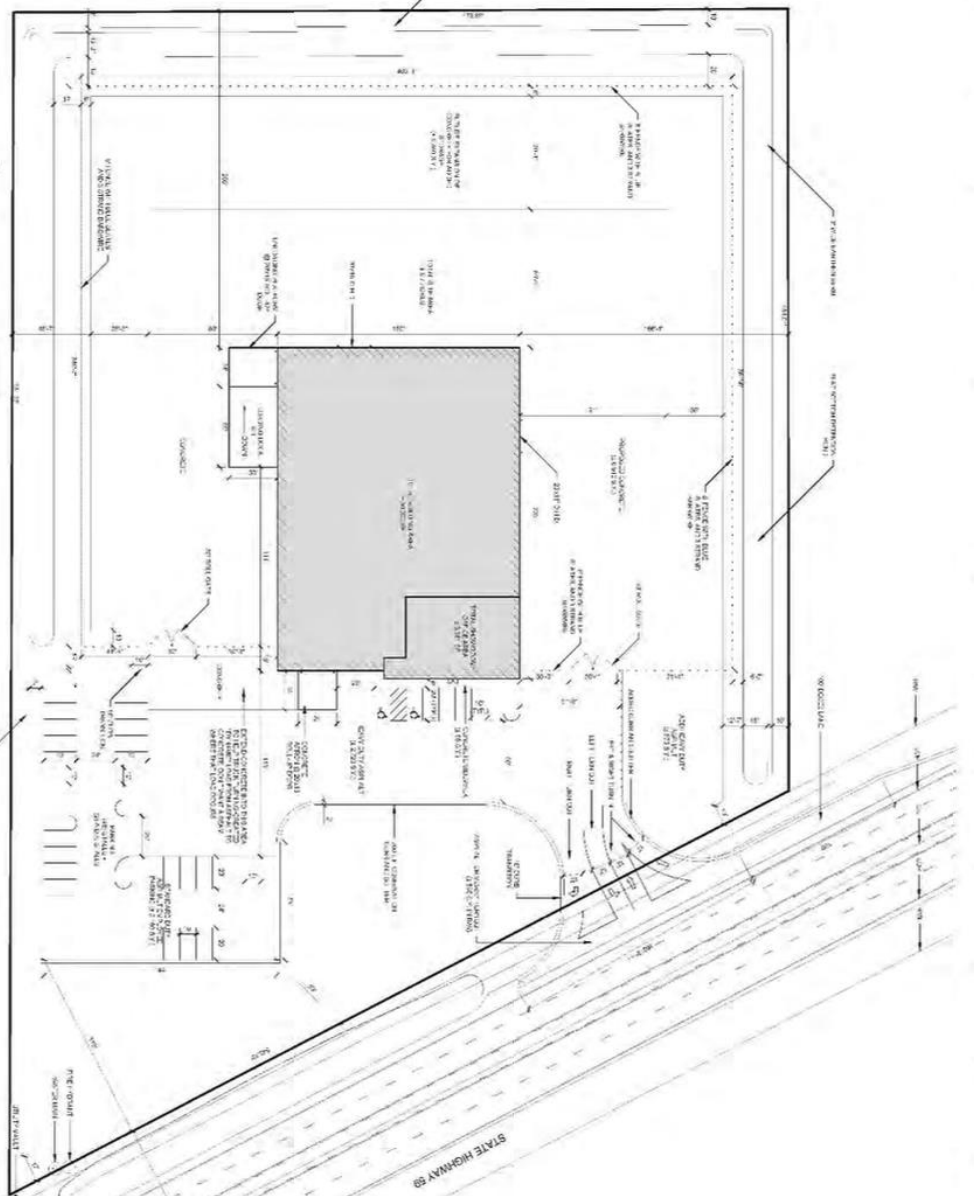
99. LOT 99 - 100' x 100'

100. LOT 100 - 100' x 100'

SYMBOL	DESCRIPTION
1	PROPOSED LOT
2	EXISTING LOT
3	EXISTING ROAD
4	EXISTING UTILITY
5	EXISTING CURB
6	EXISTING SIDEWALK
7	EXISTING DRIVE
8	EXISTING FENCE
9	EXISTING TREES
10	EXISTING LANDSCAPE
11	EXISTING STRUCTURE
12	EXISTING POOL
13	EXISTING DRIVEWAY
14	EXISTING GARAGE
15	EXISTING PORCH
16	EXISTING DECK
17	EXISTING PATIO
18	EXISTING TERRACE
19	EXISTING WALKWAY
20	EXISTING STAIRS
21	EXISTING RAMP
22	EXISTING ELEVATOR
23	EXISTING ESCALATOR
24	EXISTING MECHANICAL
25	EXISTING ELECTRICAL
26	EXISTING PLUMBING
27	EXISTING HVAC
28	EXISTING ROOFING
29	EXISTING EXTERIOR FINISH
30	EXISTING INTERIOR FINISH
31	EXISTING FLOORING
32	EXISTING WALLS
33	EXISTING CEILING
34	EXISTING DOORS
35	EXISTING WINDOWS
36	EXISTING PARTITIONS
37	EXISTING STAIRS
38	EXISTING RAMP
39	EXISTING ELEVATOR
40	EXISTING ESCALATOR
41	EXISTING MECHANICAL
42	EXISTING ELECTRICAL
43	EXISTING PLUMBING
44	EXISTING HVAC
45	EXISTING ROOFING
46	EXISTING EXTERIOR FINISH
47	EXISTING INTERIOR FINISH
48	EXISTING FLOORING
49	EXISTING WALLS
50	EXISTING CEILING
51	EXISTING DOORS
52	EXISTING WINDOWS
53	EXISTING PARTITIONS
54	EXISTING STAIRS
55	EXISTING RAMP
56	EXISTING ELEVATOR
57	EXISTING ESCALATOR
58	EXISTING MECHANICAL
59	EXISTING ELECTRICAL
60	EXISTING PLUMBING
61	EXISTING HVAC
62	EXISTING ROOFING
63	EXISTING EXTERIOR FINISH
64	EXISTING INTERIOR FINISH
65	EXISTING FLOORING
66	EXISTING WALLS
67	EXISTING CEILING
68	EXISTING DOORS
69	EXISTING WINDOWS
70	EXISTING PARTITIONS
71	EXISTING STAIRS
72	EXISTING RAMP
73	EXISTING ELEVATOR
74	EXISTING ESCALATOR
75	EXISTING MECHANICAL
76	EXISTING ELECTRICAL
77	EXISTING PLUMBING
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84	EXISTING CEILING
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91	EXISTING ESCALATOR
92	EXISTING MECHANICAL
93	EXISTING ELECTRICAL
94	EXISTING PLUMBING
95	EXISTING HVAC
96	EXISTING ROOFING
97	EXISTING EXTERIOR FINISH
98	EXISTING INTERIOR FINISH
99	EXISTING FLOORING
100	EXISTING WALLS

**ALVA/NSPS Land Title Survey**  
 24711 State Highway No. 59  
 Robertsdale, Alabama

DATE	DESCRIPTION
09/25/24	ALVA/NSPS LAND
09/25/24	24711 - STATE HIGHWAY



PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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## Robertsdale, Alabama

Robertsdale is located in Baldwin County, Alabama, within the **Daphne–Fairhope–Foley Metropolitan Statistical Area**, one of the **six fastest-growing metro areas in the United States**, according to the most recent U.S. Census Bureau population estimates. Baldwin County has experienced **nearly 40% population growth since 2010** and continues to rank as the **fastest-growing metro in Alabama**, driven by sustained in-migration, residential development, and economic expansion. Baldwin County is the **largest county in Alabama by land area** and is strategically positioned on the eastern shore of **Mobile Bay**, offering efficient access to regional ports, major highways, and Gulf Coast markets. The county's population now exceeds **265,000 residents**, with annual growth consistently outpacing state and national averages.

From an economic standpoint, Baldwin County demonstrates strong underlying fundamentals that support long-term commercial and industrial demand. The metro area reports a **median household income of approximately \$78,700**, a **homeownership rate exceeding 77%**, and a median home value of **\$316,900**, reflecting a stable and increasingly affluent population base. Employment in Baldwin County has grown by **more than 90% since the mid-1990s**, with projections continuing upward as infrastructure and commercial investment accelerate.

The region also benefits from significant tourism and consumer activity, welcoming **over 8 million visitors annually**, further supporting demand for construction, logistics, industrial services, and commercial real estate. Numerous municipalities within Baldwin County routinely rank among Alabama's fastest-growing cities, reinforcing sustained needs for building materials, warehousing, and distribution facilities servicing both permanent residents and seasonal demand.

With its combination of **nationally ranked population growth, expanding labor base, rising household incomes, and strategic coastal positioning**, Robertsdale is well positioned as a compelling location for long-term industrial and commercial investment.

## DEMOGRAPHIC SUMMARY

24781B State Highway 59

Ring of 5 miles

### KEY FACTS

24,952

Population



9,268

Households

38.5

Median Age

\$58,703

Median Disposable Income

### EDUCATION

7.3%

No High School Diploma



37.4%

High School Graduate



37.0%

Some College/  
Associate's Degree



18.4%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$72,558

Median Household Income



\$36,020

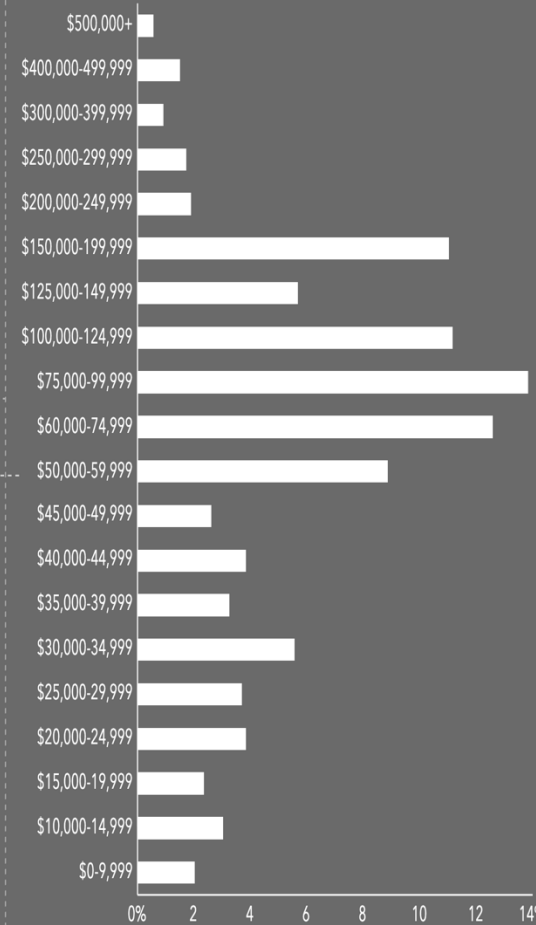
Per Capita Income



\$217,692

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



59.2%

White Collar



26.0%

Blue Collar



17.2%

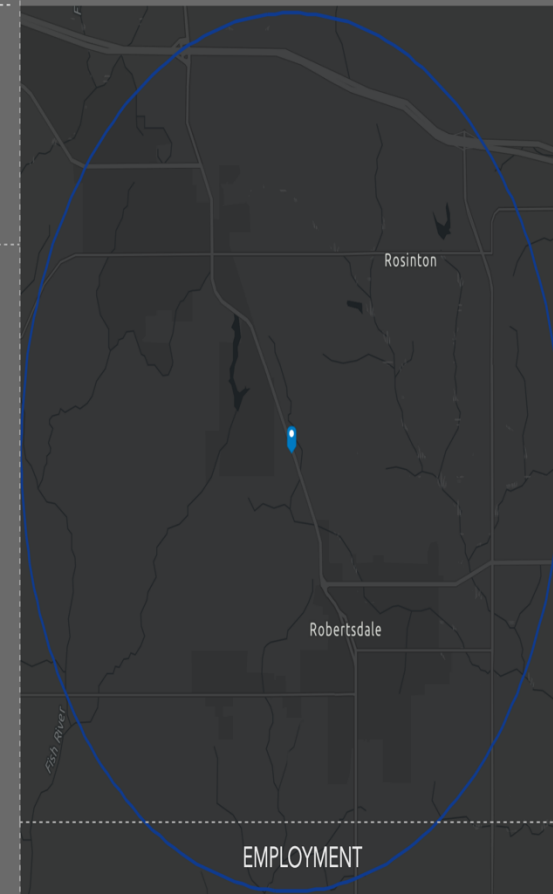
Services

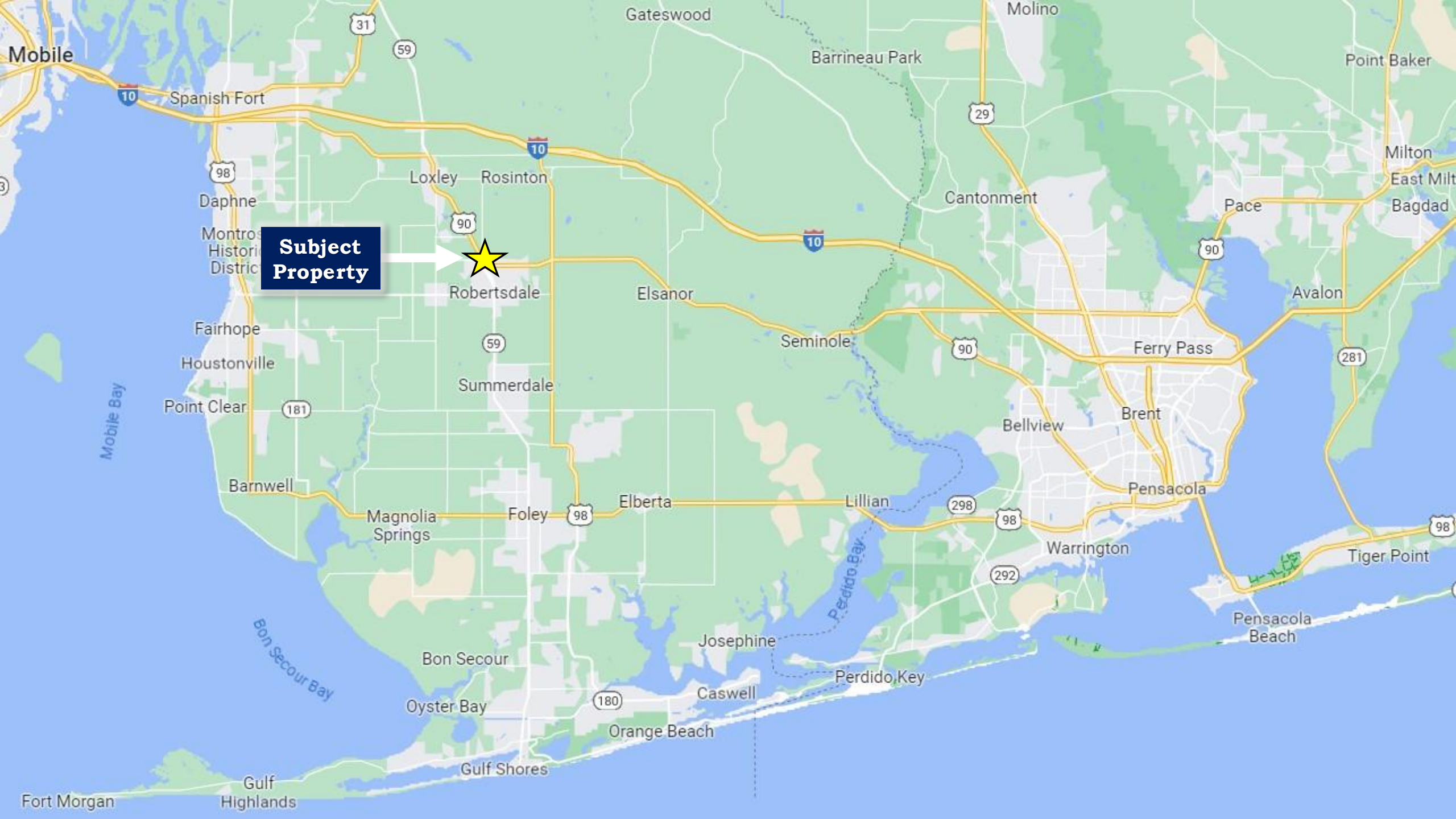
1.8%

Unemployment Rate



THE SCIENCE OF WHERE™





**Subject Property**

