



6450 Trippel Road

Theodore, AL 36582

Class A, Tilt-Up Concrete Construction

+/- 32,000 SF Available For Lease

Allen Garstecki

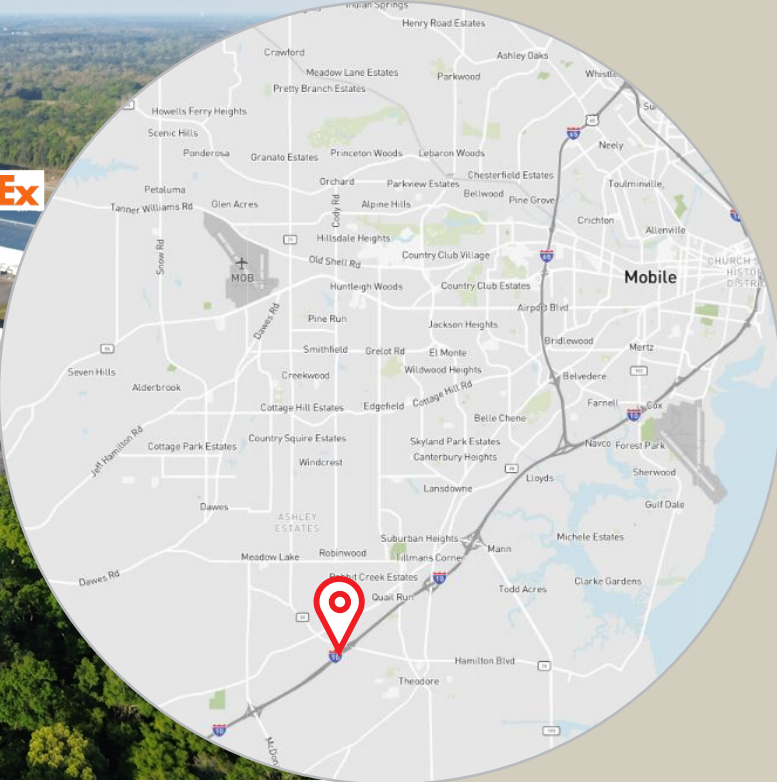
251 301 7369

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Jones Lang LaSalle Americas, Inc.



10.16.25



-  **Port City Commerce Park:** CenterPoint, FedEx, and Amazon
-  **I-10:** 0.4 miles
I-65: 9 miles
-  **Mobile Regional Airport:** 10 miles
Mobile Aeroplex at Brookley: 11.6 miles
-  **Walmart Distribution Center:** 7 miles
-  **Port of Mobile:** 13.5 miles
Ingalls Shipbuilding: 25 miles

Property Overview

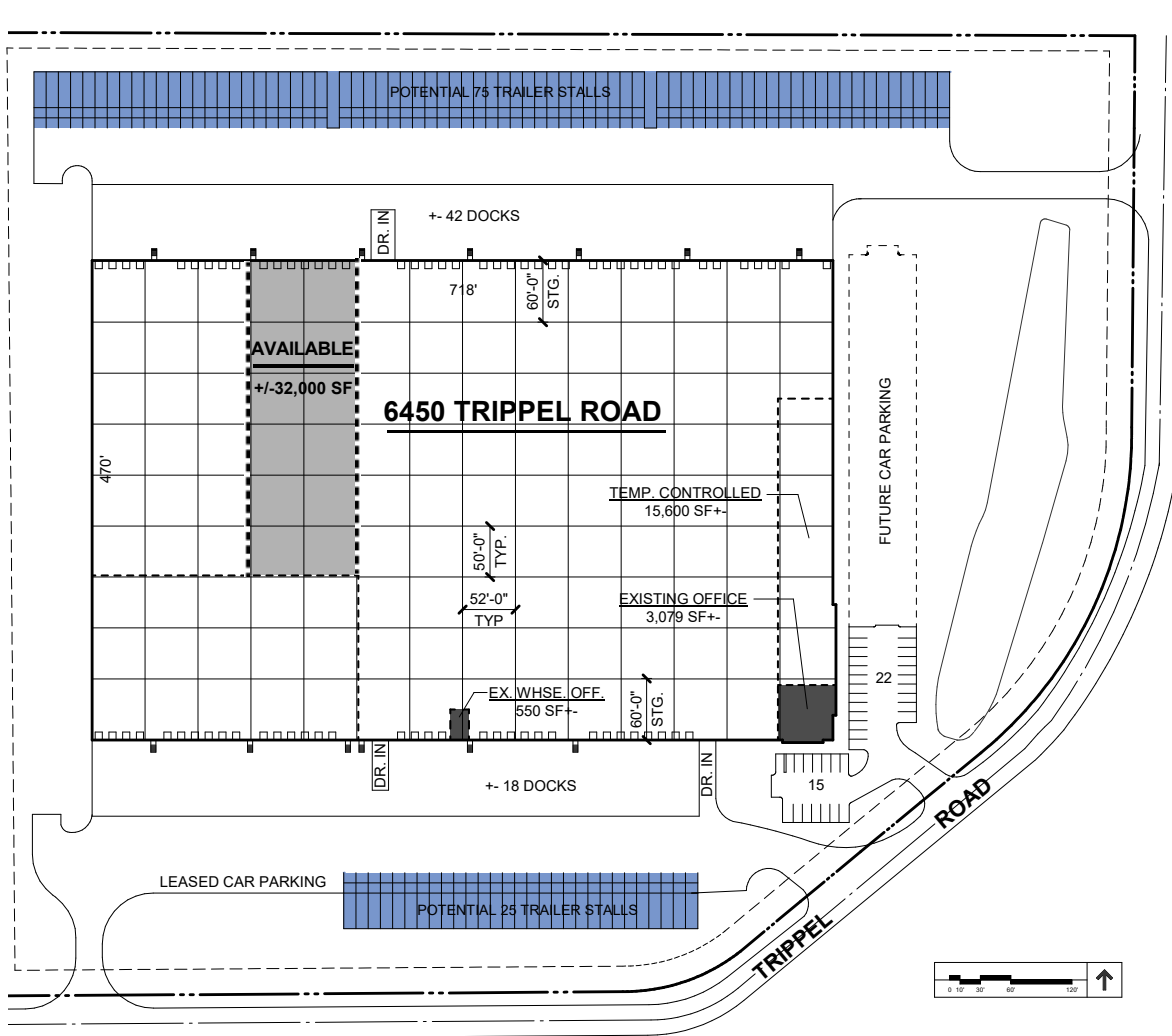
AVAILABLE SPACE	+/- 32,000 SF
OFFICE SPACE	BTS
CLEAR HEIGHT	36'
COLUMN SPACING	SB 62' x 52' ; T 50' x 52'
LIGHTING	T5 Fluorescent lighting
POWER	800 amps/277v, 3 Phase 4 Wire
DOCK DOORS	7
SPRINKLER SYSTEM	ESFR
TRUCK COURT DEPTH	150'
TRAILER PARKING	100 Potential spaces

Inquire for Pricing





Property Site Plan



Property Aerial Photography



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