



Port-Access Distribution & Storage Facility –

3957 Dauphin Island Pky, Mobile, AL 36605



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Port-Access Distribution & Storage Facility –

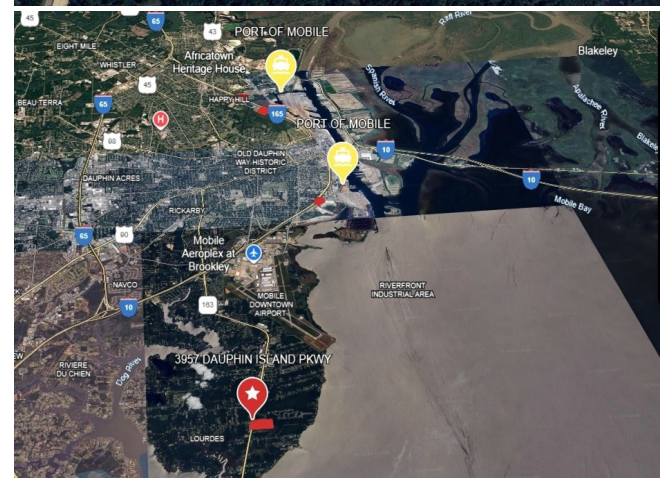
\$5.00 /SF/YR

Located at 3957 Dauphin Island Parkway in Mobile, Alabama, this 25,000 SF distribution and storage facility offers an outstanding opportunity for trucking, logistics, warehousing, and industrial users seeking space near Mobile's major transportation corridors and port infrastructure.

The facility includes two dock-high loading doors and one grade-level roll-up door, allowing for efficient loading and unloading. The building also features office and showroom space, supporting administrative and customer-facing operations. A +/- 1 acre fenced yard provides secure outdoor storage and staging for vehicles, trailers, or equipment.

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- 25,000 SF warehouse with dock-high & drive-in loading
- Fenced yard with 15+ acres of expansion land available
- Minutes to I-10, I-65, Brookley Aeroplex & the Port of Mobile

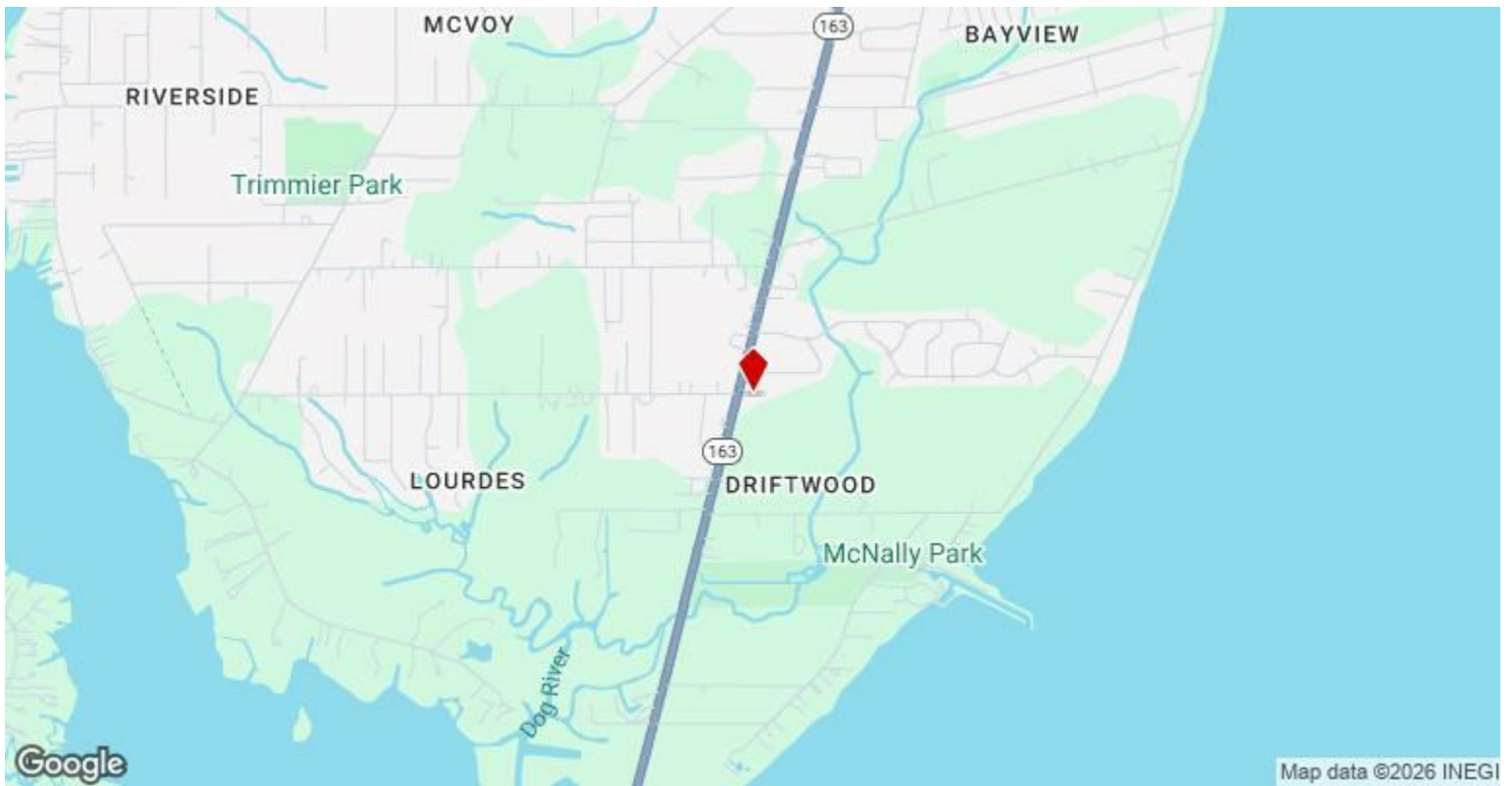


Rental Rate:	\$5.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	25,000 SF
Year Built:	1979
Rental Rate Mo:	\$0.42 /SF/MO

1st Floor

Space Available	25,000 SF
Rental Rate	\$5.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

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Property Photos



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Building Photo



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