



FOR LEASE

981 Corporate Dr S, Mobile AL

**Location! Location! Location! 31,500 SF Warehouse  
with Rail Spur, Bays 6 - 12**



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### Property Description

## Location! Location! Location! 31,500 SF Warehouse with Rail Spur

Prime location at the intersection of I-65 and Highway 98 (Moffett Road) in highly desirable "Central Business Park", a light industrial, distribution warehouse and commercial subdivision. Within minutes of I-10, Port of Mobile, CSX, Terminal Railway, Alabama State Docks, Austal Ship Building, Brookley Industrial Complex, and Airbus.

- \* Access to AL Export Railroad rail spur can be improved for use
- \* 31,000 SF warehouse space
- \* 500 SF office space
- \* Racking is negotiable
- \* 20' Eave height
- \* Tilt-Up Concrete Construction
- \* Freight Port - Port of Mobile
- \* 5 Loading Docks
- \* 2 Drive in ramps
- \* Zoned I-1
- \* Adjacent 9 acres also available

Owners are licensed Alabama Real Estate Agents

### At A Glance



Warehouse - 31,500 SF  
Office - 500 SF  
Bays 6 - 12



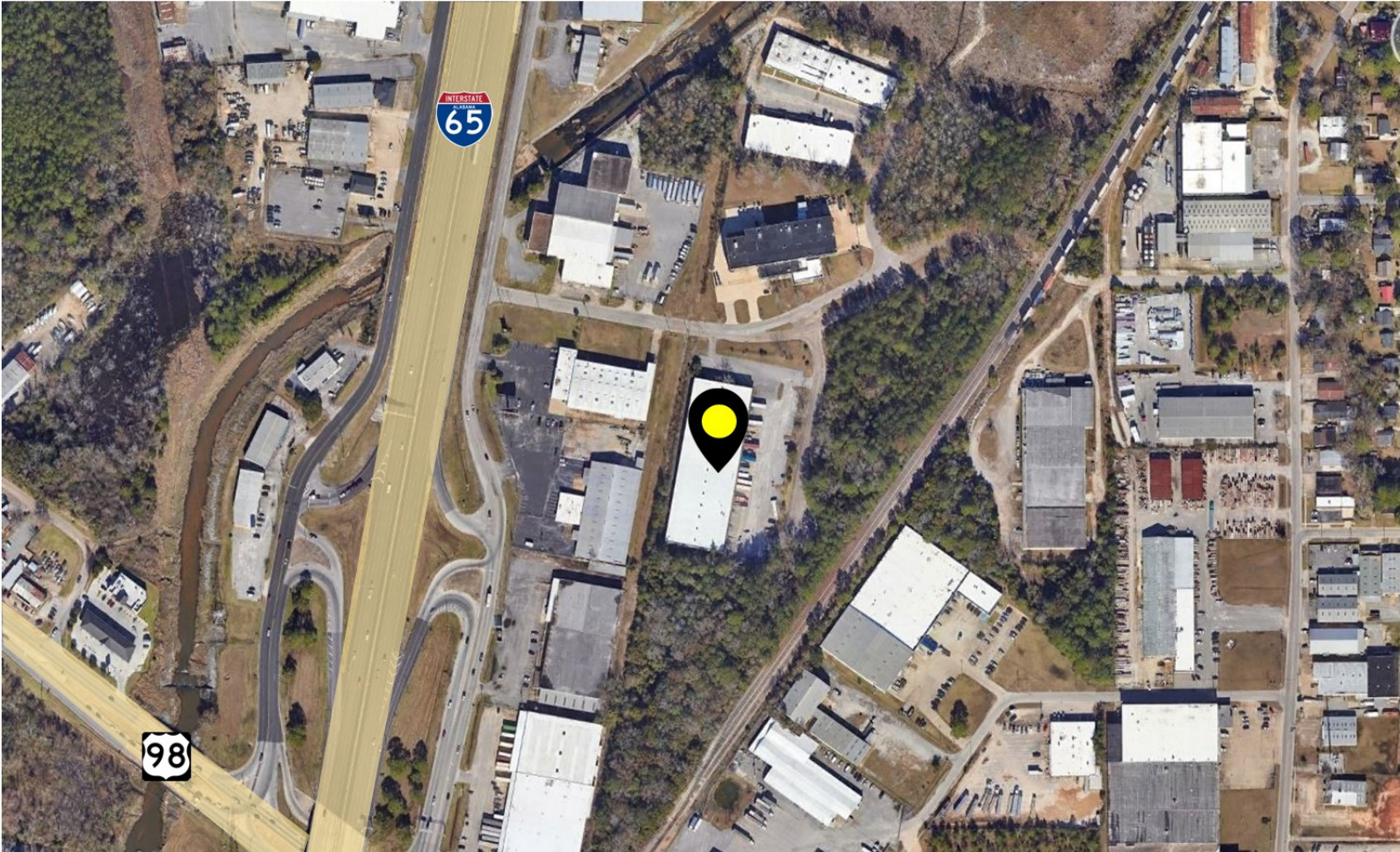
Lease - \$17,062.50/mo  
+ NNN



Parking - Private,  
Off-Street Parking

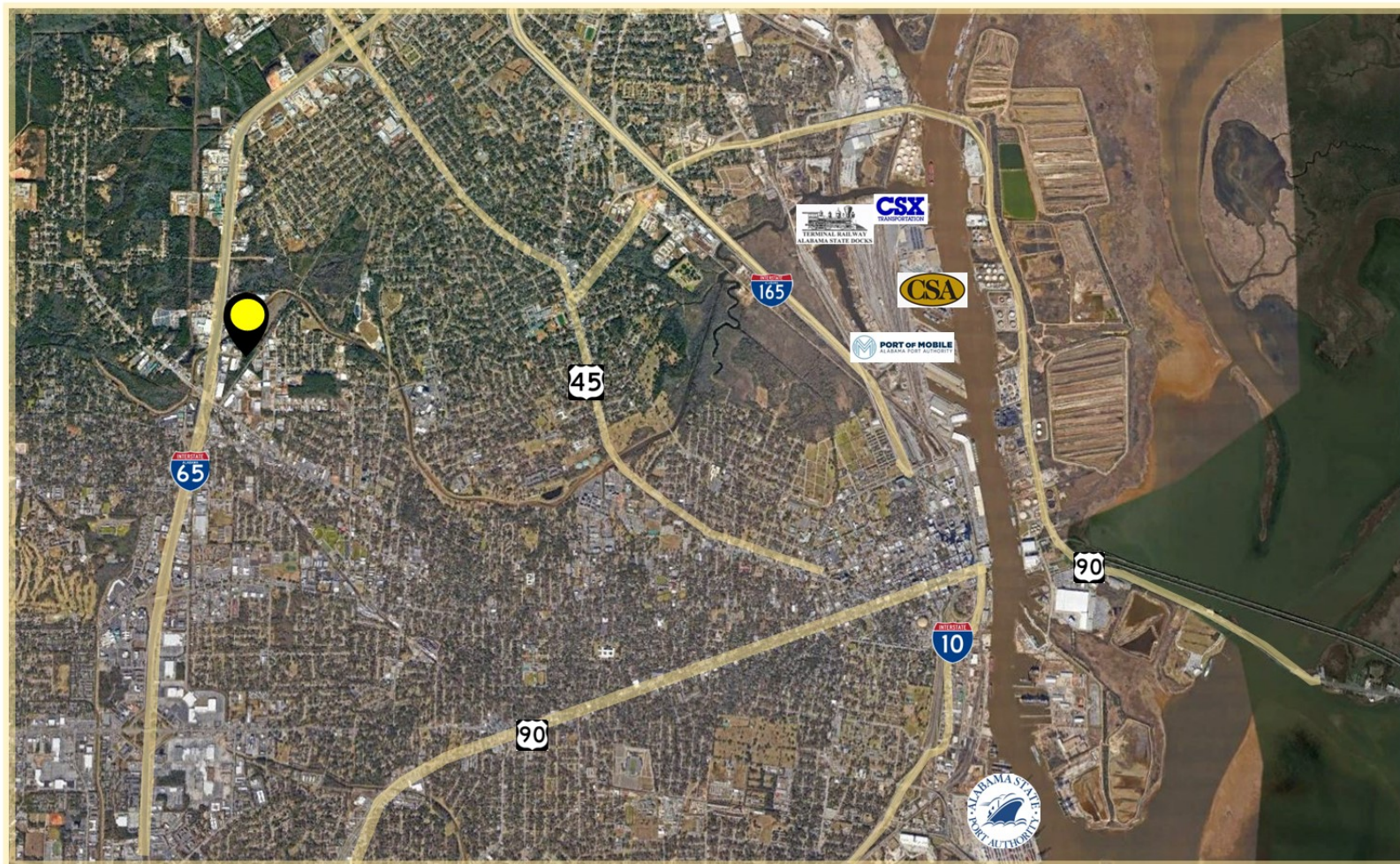


# Aerial View



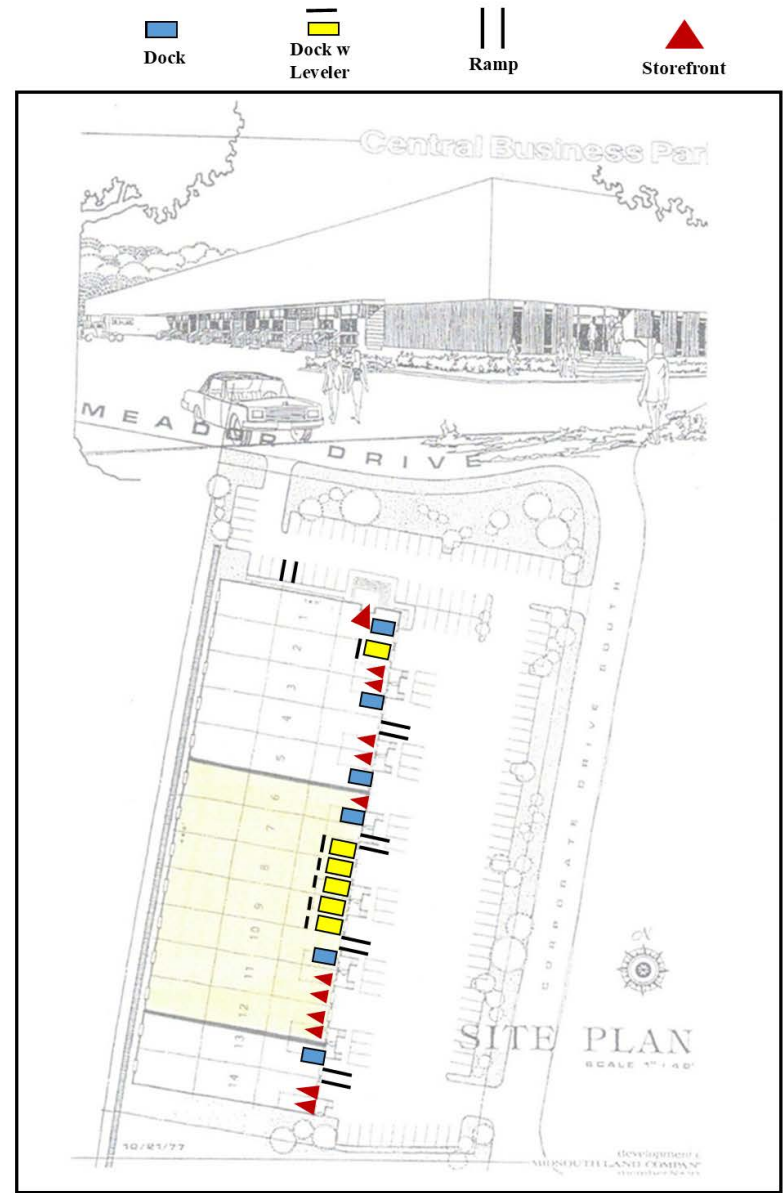


# Proximity Map





# Site Plan



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