

**40,000 SF
LEASED**

FOR LEASE

154,000 **UP TO ~~194,000~~ SF WAREHOUSE SPACE**

5212 & 5240 WILLIS ROAD | THEODORE, AL



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MOBILE**
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\$8.00/SF NNN LEASE RATE **194,000 SF TOTAL** **9.20 AC LOT** **I-1: INDUSTRIAL ZONING**

5240 WILLIS RD

RBA 60,000 SF
OFFICE SF 3,600 SF TOTAL
LOT SIZE 6.15 AC
RESTROOMS 6
CLEAR HEIGHT 27'
DOCK HIGH 9 (9'-10')
GRADE LEVEL 1 (14 x 14')
FIRE SPRINKLERS ESFR
POWER 600A / 277 480V 3P 4W

5212 WILLIS RD

RBA 94,020 SF
OFFICE SF 8,000 SF TOTAL (4,000 SF UPSTAIRS)
COVERED LOADING 9,400 SF
LOT SIZE 3.05 AC
RESTROOMS 6
CLEAR HEIGHT 27' - 29'
COLUMN SPACING 50' X 35'
DOCK HIGH 4 (9'-10')
RAMP DOOR 1 (24'x16')
FIRE SPRINKLERS ESFR
POWER 800A 480V 3P 4W



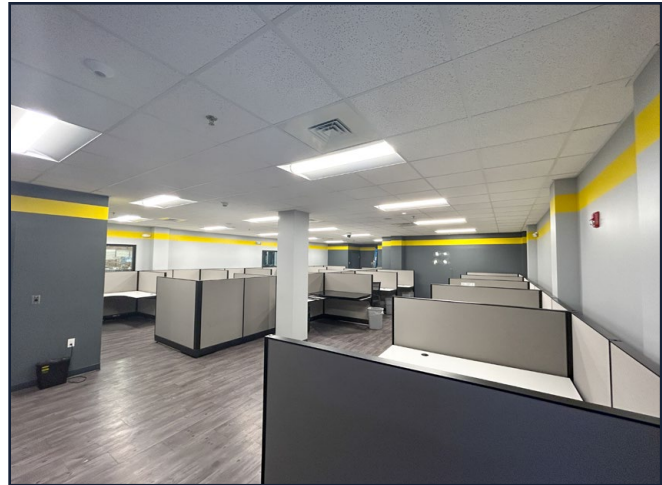
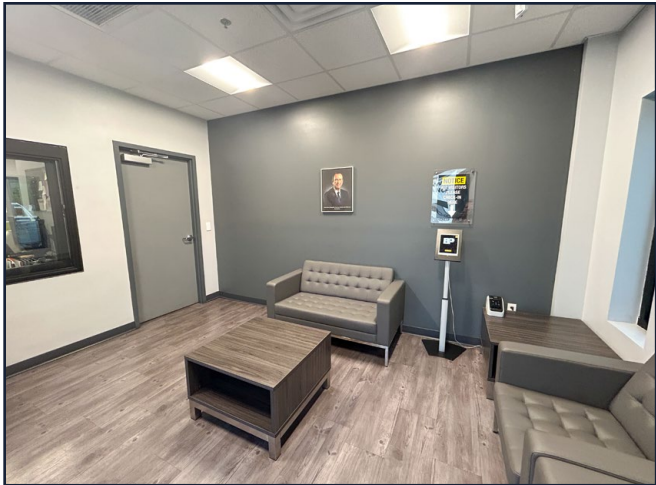
Conveniently located less than 0.5 miles from I-10 via Exit 15.

DISTANCES TO NOTABLE LOCATIONS

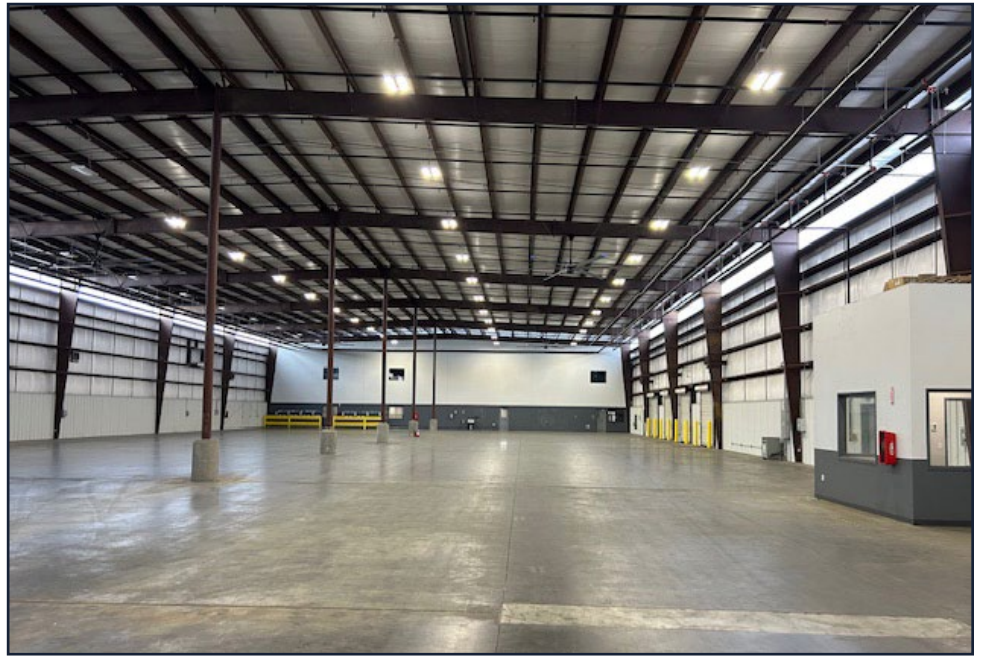
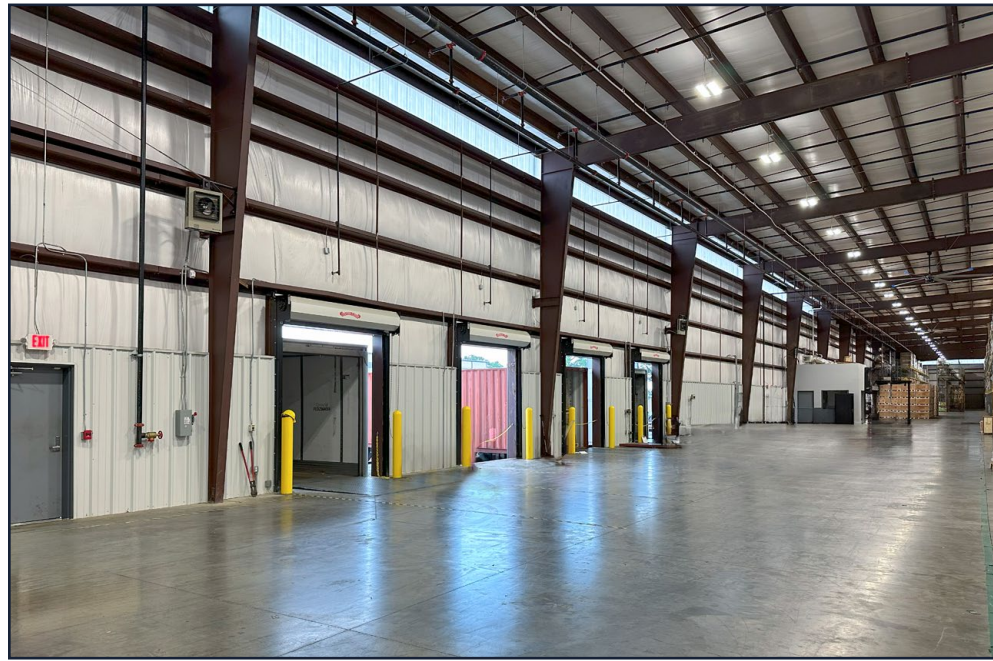
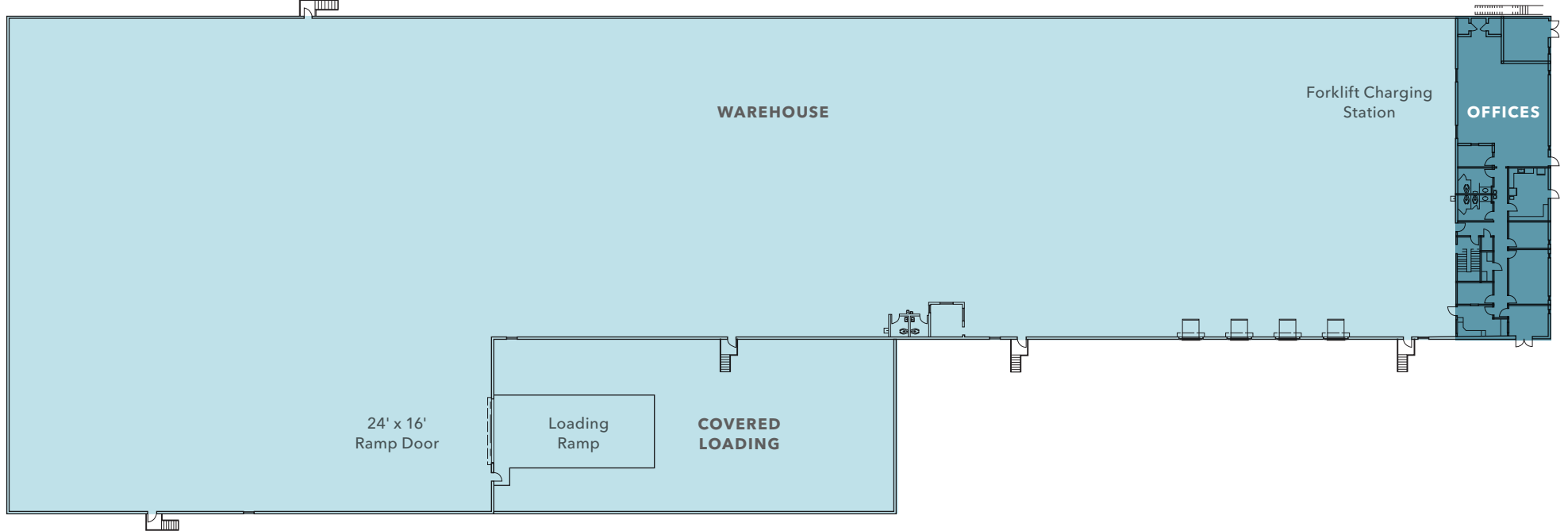
| | |
|-------------------------|-------------|
| I-65 | 5± miles |
| I-10 | 0.5± miles |
| Mobile Downtown Airport | 8.5± miles |
| Port of Mobile | 12± miles |
| APM Terminals | 10.5± miles |

Distance measured as drive time

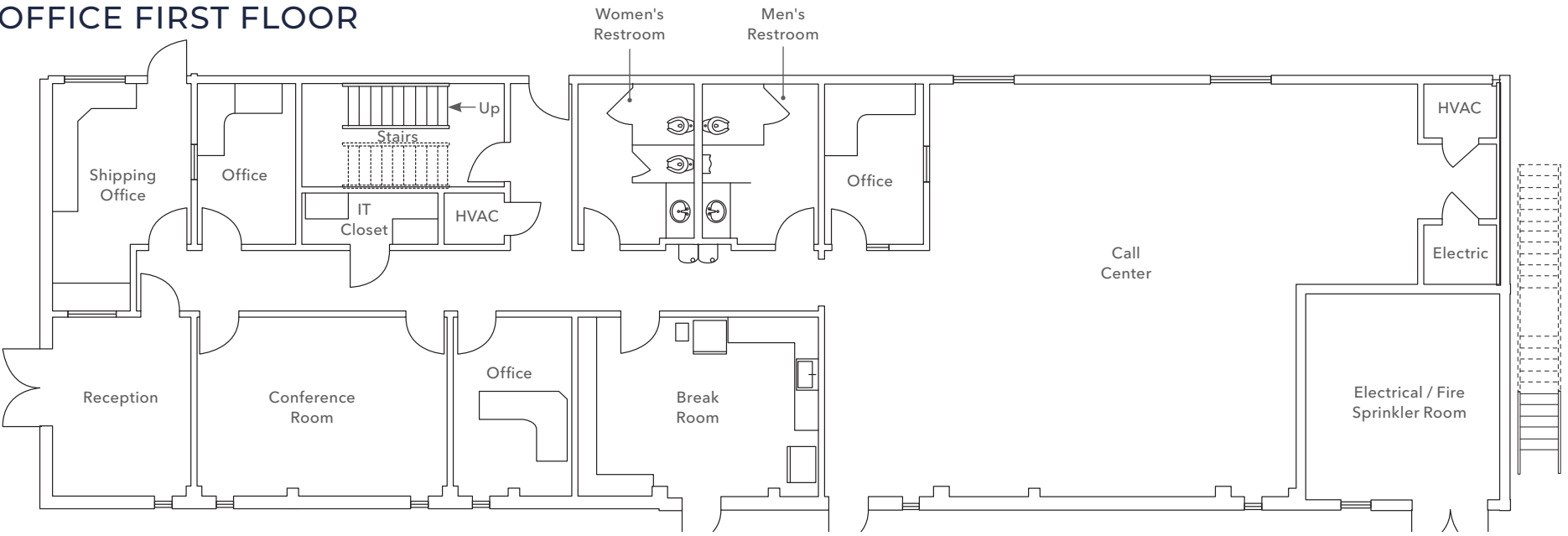
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WAREHOUSE FLOOR PLAN



OFFICE FIRST FLOOR



OFFICE SECOND FLOOR

