

FOR LEASE

ERAN INDUSTRIAL COMPLEX

89,948± SF WAREHOUSE

801 Highway 31 | Bay Minette



PROPERTY DESCRIPTION:

- 89,948± SF warehouse
- Ideal industrial space
- Available February 2025
- 24' - 42' eave heights
- 3 dock-high doors; 1 oversized drive-in door
- Public warehousing services available
- 3± AC paved yard also available - contact agent for more details

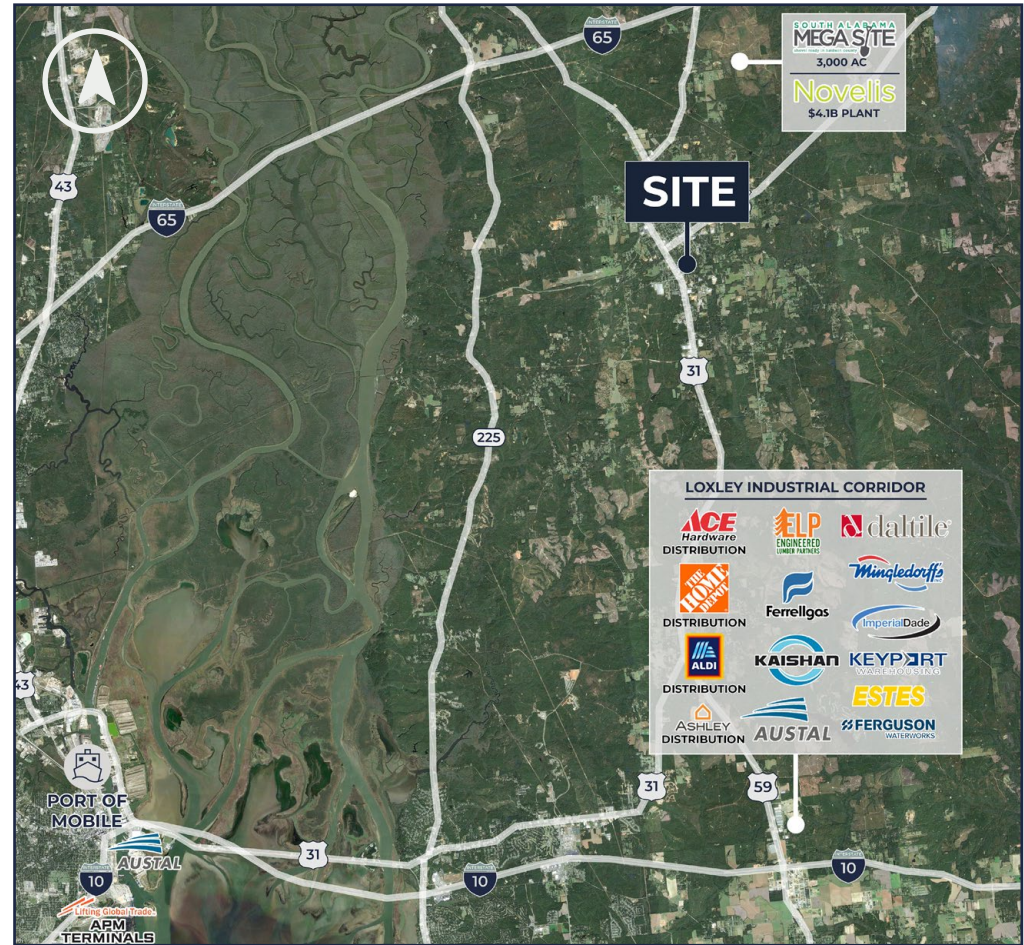
LEASE RATE: \$5/SF/YR MG

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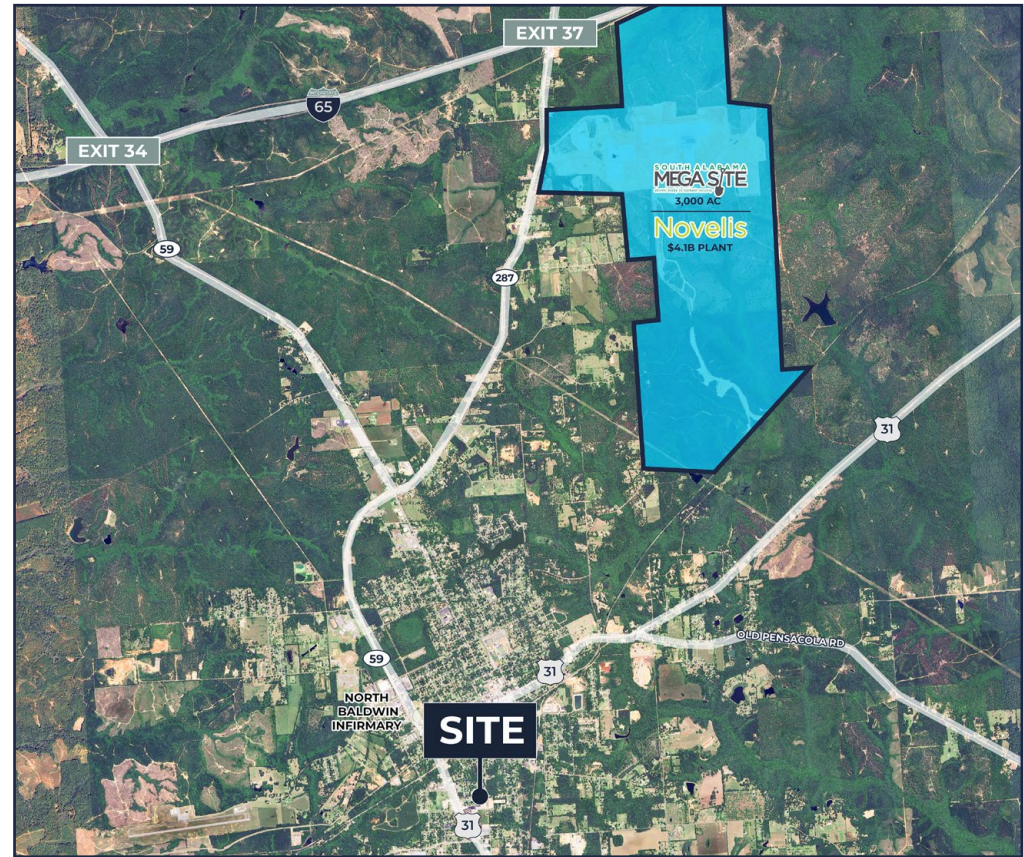
DISTANCES TO NOTABLE LOCATIONS:

MegaSite	6 miles
I-65	7 miles
I-10	19 miles
Port of Mobile	28 miles
Aeroplex at Brookley	30 miles

Measured by driving distance

 Central Location

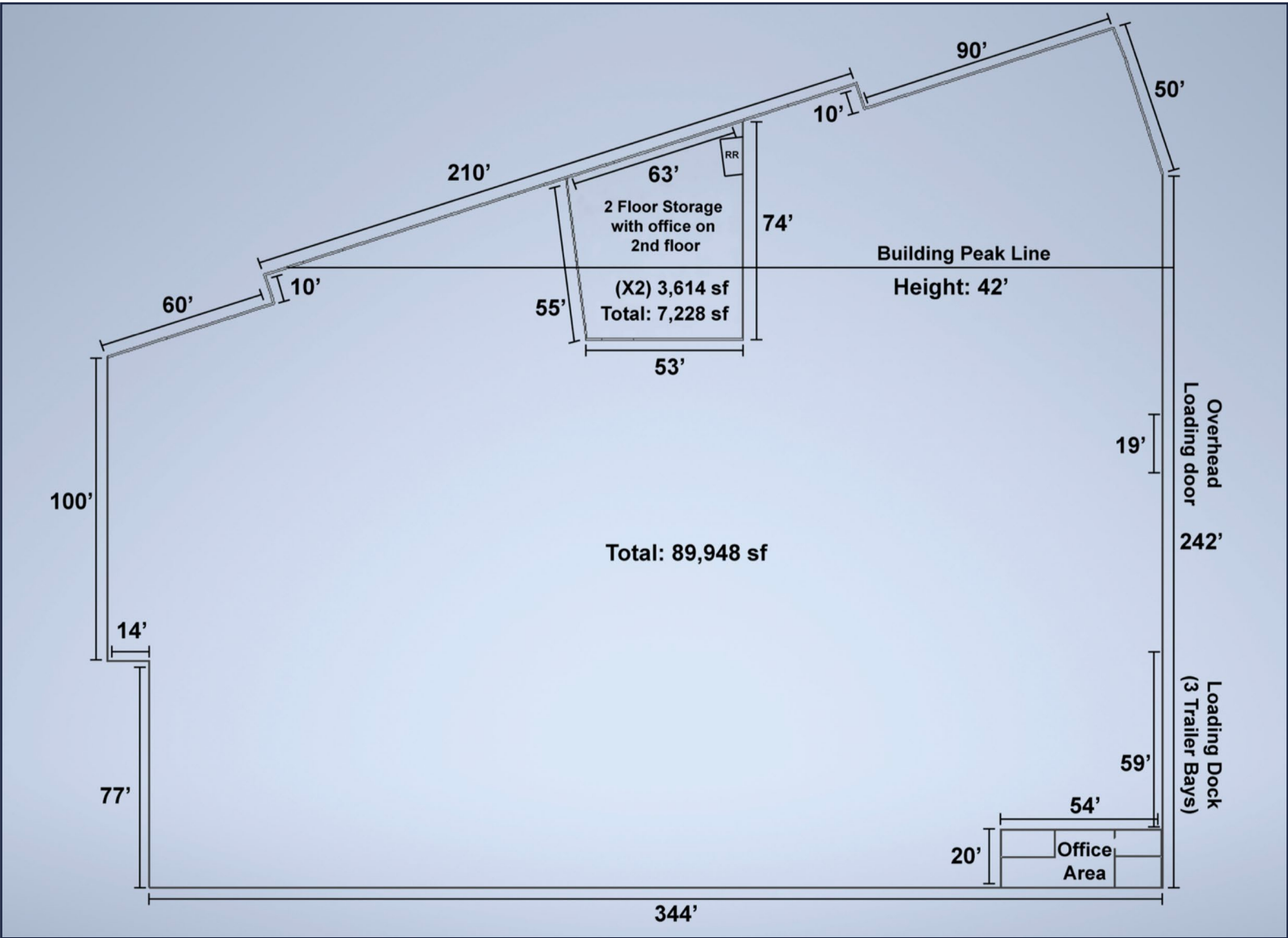
Centrally located right on HWY 31, only 7 miles from I-65 and less than 16 miles from I-10.



 Growing Industrial Location

Located in a large industrial complex with over 750,000 SF of Warehouse space in Bay Minette. Only 6 minutes from the new Novelis Site & 30 minutes from AL Port.

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