



## **Port-Access Dist.+ Storage Facility +/-18AC**

3957 Dauphin Island Pky, Mobile, AL 36605



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# Port-Access Dist.+ Storage Facility +/-18AC

\$2,900,000

Rare opportunity to acquire a scalable industrial property just minutes from I-10 and the Port of Mobile. This ±25,000 SF warehouse sits on a total of ±17.75 acres, including approximately ±15 acres of undeveloped land—ideal for expansion, IOS (Industrial Outdoor Storage), or future development.

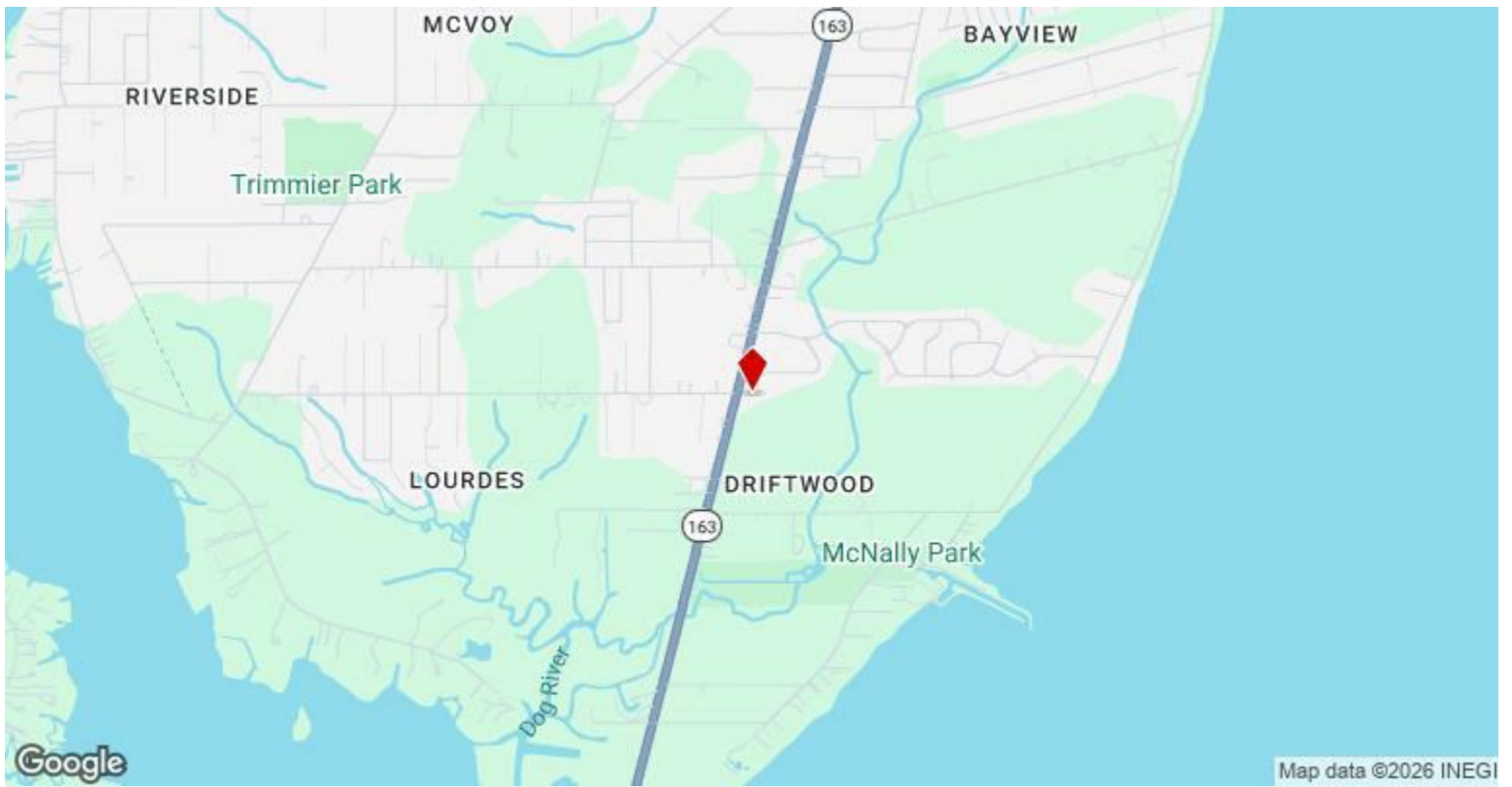
Zoned B-3 (Community Business District), the property offers exceptional flexibility for logistics operators, trucking companies, contractors, and investors seeking both immediate functionality and long-term upside.

Property...

- ±25,000 SF Warehouse with office/showroom
- ±17.75 Acres Total | ±15 Acres Undeveloped – prime for IOS, laydown yard, or expansion
- Strategic Location - Minutes to I-10, I-65, Brookley Aeroplex & the Port of Mobile
- Dock Access – 2 dock-high doors + 1 grade-level door



Price:	\$2,900,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Owner User
Lot Size:	18.00 AC
Gross Building Area:	25,000 SF
Rentable Building Area:	25,000 SF
No. Stories:	1
Year Built:	1979
Tenancy:	Single
Parking Ratio:	1/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	2
No. Drive In / Grade-Level Doors:	1



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# Property Photos



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Building Photo