

# OFFICE/WAREHOUSE FOR LEASE IN THEODORE

Just Off US Highway 90 | 5771 I-10 Industrial Pkwy N | Theodore, AL 36582



- Office / warehouse for lease on I-10 Industrial Pkwy North in Theodore
- ±2,280 SF of office space and ±4,374 SF of warehouse space with 2 roll-up doors
- For Lease: \$8.50 PSF + NNN
- Property is just off Highway 90, and is less than 1 mi from Interstate 10
- Warehouse has 1 ground level roll up door and 1 truck well with roll up door
- Zoned I-1 - Light Industrial

Large office / warehouse building for lease just south of Tillman's Corner area in Theodore. Property is located just off Highway 90 on I-10 Industrial Parkway North, and is less than 1 mile from Interstate 10. The building has ±2,280 SF of newly remodeled office space and ±4,374 SF of warehouse space that includes one ground level roll-up door and one truck well with roll-up door. Office area includes 7 private offices, 2 conference / meeting rooms, 2 common areas, break area & 2 ADA restrooms. Exterior of the building was painted recently. Available for lease at \$8.50 PSF + \$2.25 NNN.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

David F. Neubauer • 251.753.0556 • david@vallasrealty.com | Robert H. Cook, CCIM • 251.367.2970 • robert@vallasrealty.com

Vallas Realty, Inc. | 2600 Dauphin Street | Mobile, Alabama 36606 | office: 251.344.1444



### SUMMARY INFORMATION

|                   |  |
|-------------------|--|
| Location:         | 5771 I-10 Industrial Pkwy<br>Theodore, Alabama 36582       |
| Building Size:    | ±6,554 SF Total  |
| Office:           | ±2,280 SF  |
| Warehouse:        | ±4,274 SF  |
| Lot Size:         | ±18,300 SF / ±0.42 AC                                      |
| Zoning:           | I-1 Light Industrial                                       |
| Year Constructed: | 1989   |
| Roll-Up Doors:    | 1 dock high w/negative well<br>1 ground-level roll-up door |
| Eave Height:      | 16'  |
| Lease Terms:      | NNN - \$2.25 PSF   |
| Lease Rate:       | \$8.50 PSF   |

### MOBILE MARKET OVERVIEW

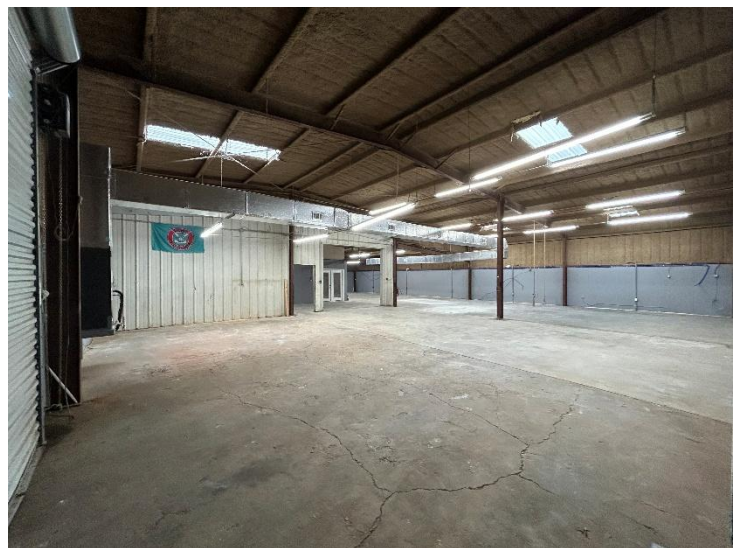
The Mobile CBSA, composed of Mobile County, is the largest metropolitan statistical area along the Gulf of Mexico between New Orleans and Tampa. Mobile is the third most populous city in Alabama, and is the county seat of Mobile County. Recognized as the hub in the region, Mobile is centrally located between Houston, Memphis, Atlanta, Dallas and Tampa, which provides excellent access to these and other major markets.

Mobile serves as a regional center for medicine for the Central Gulf Coast with four major medical centers within the city limits. The largest, Mobile Infirmary Medical Center, is a top employer in the CBSA. Additionally, Brookley Aeroplex (an industrial complex and airport) is currently the largest industrial and transportation complex in the region, housing more than 70 companies. Notable employers include Airbus North America Engineering and Continental Motors. The city of Mobile is the only seaport in Alabama and the Port of Mobile is a major economic driver. In terms of cargo tonnage, Port of Mobile is the 9th largest in the U.S.

The Mobile CBSA is recovering from the most recent economic disruption and looks to be in a better position than other metro areas, as Alabama is outpacing most other states in terms of speed of its recovery. According to Moody's Analytics and CNN Business, Alabama has the fifth best "back to normal" ranking in the U.S., based on job and production numbers.



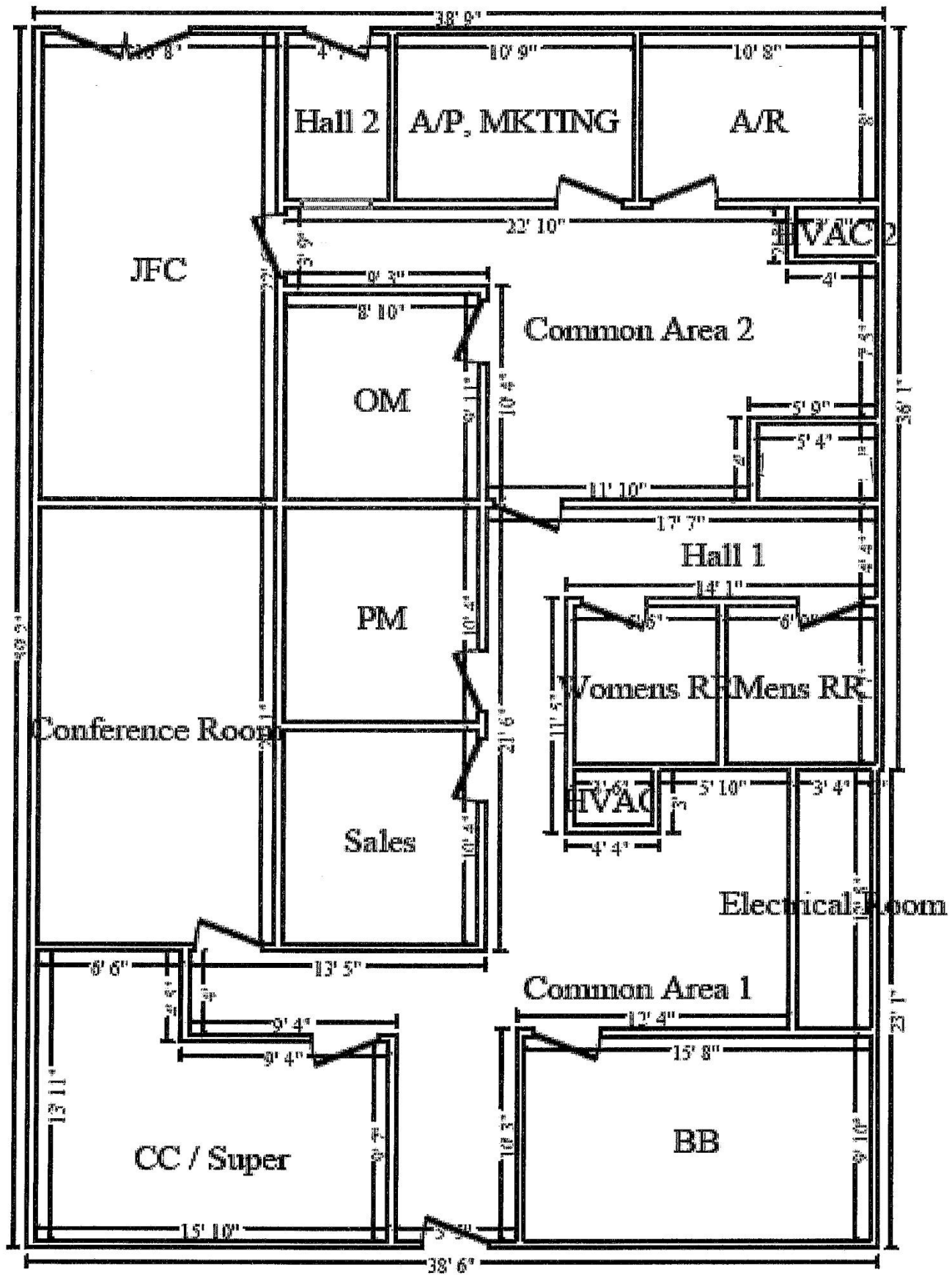
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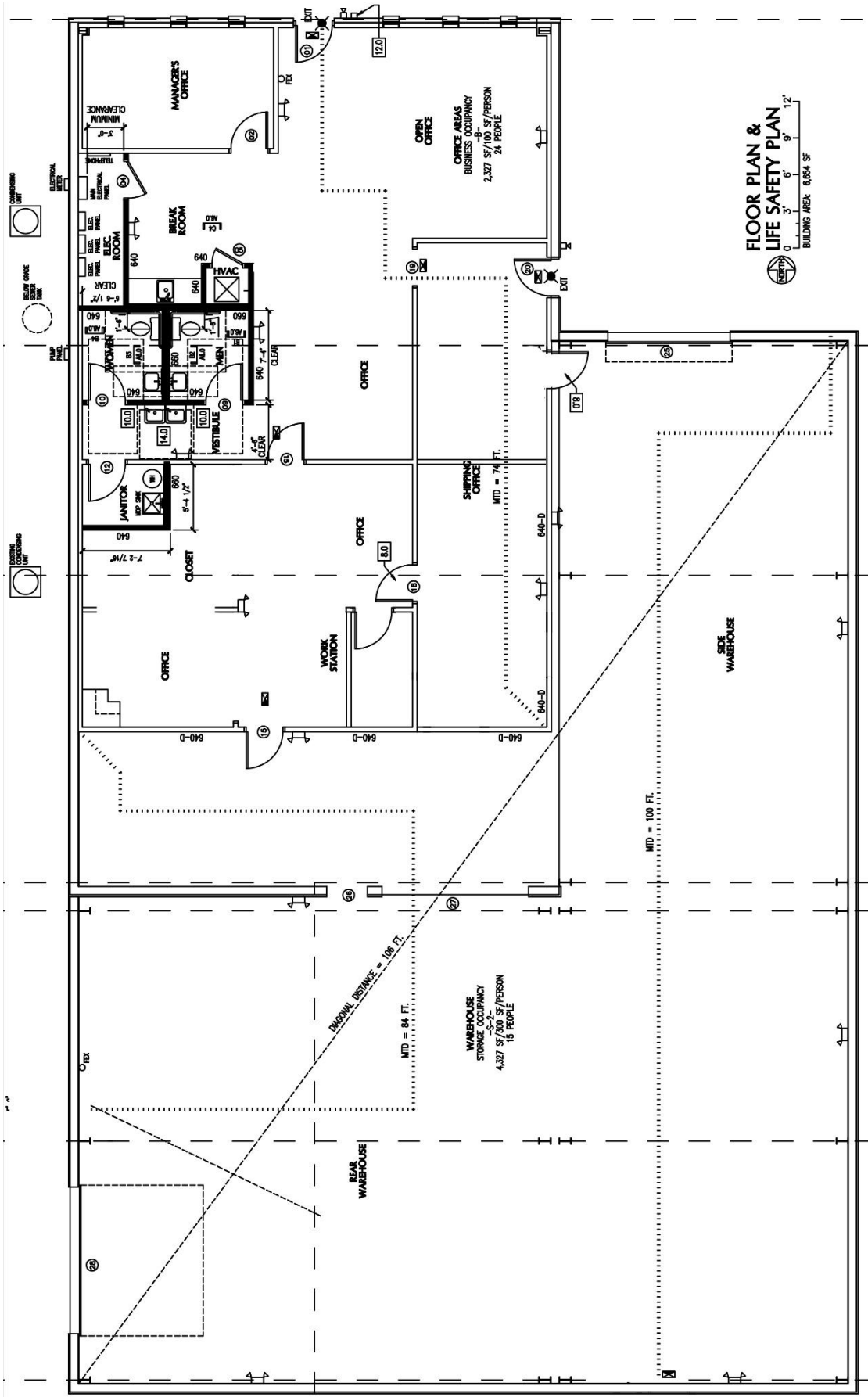
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# Warehouse Floor Plan

OFFICE WAREHOUSE FOR LEASE | 57711 I-10 INDUSTRIAL PKWY N | THEODORE, AL



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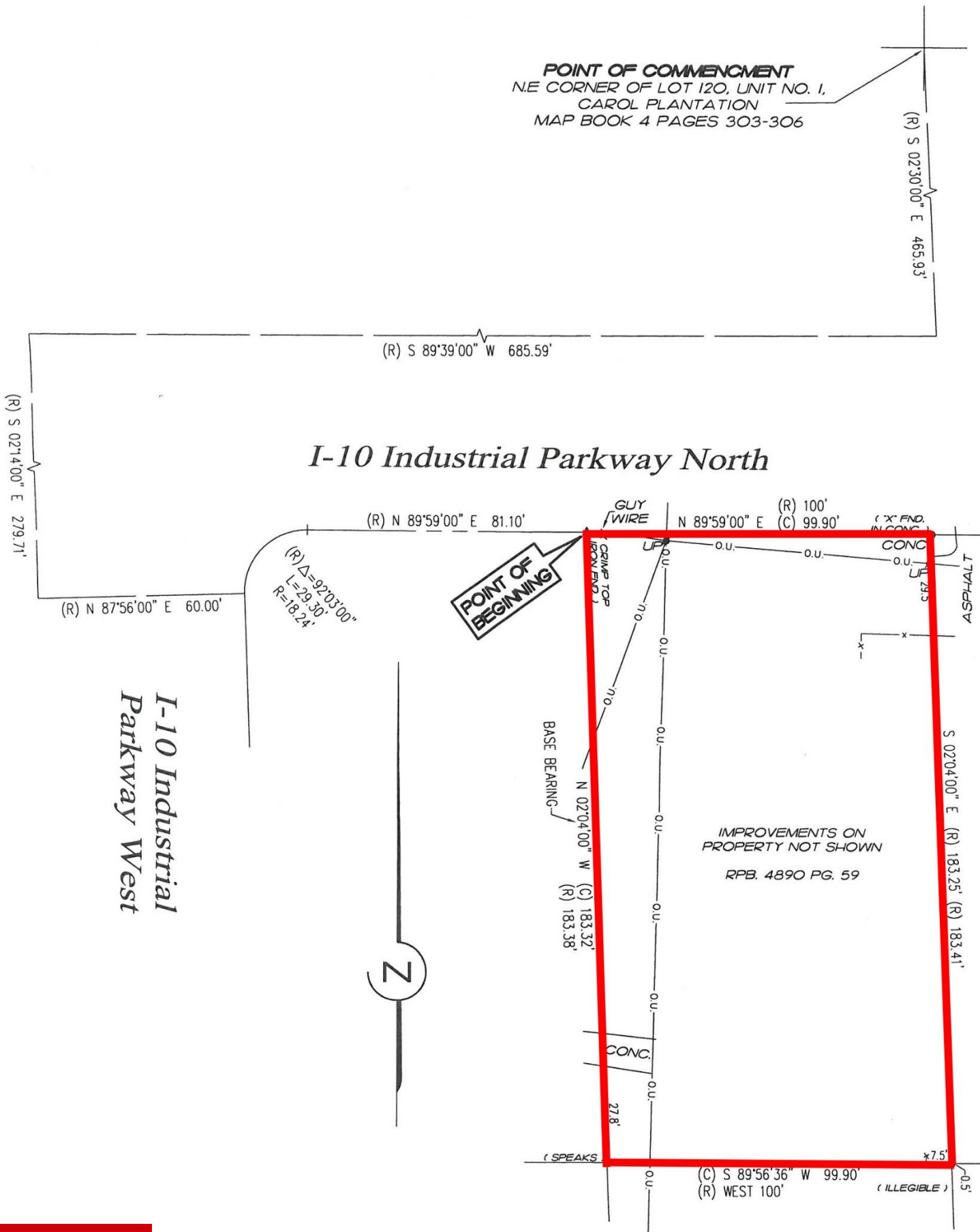
POINT OF COMMENCEMENT  
N.E. CORNER OF LOT 120, UNIT NO. 1,  
CAROL PLANTATION  
MAP BOOK 4 PAGES 303-306

### I-10 Industrial Parkway North

### I-10 Industrial Parkway West

POINT OF BEGINNING

IMPROVEMENTS ON  
PROPERTY NOT SHOWN  
RPB. 4890 PG. 59



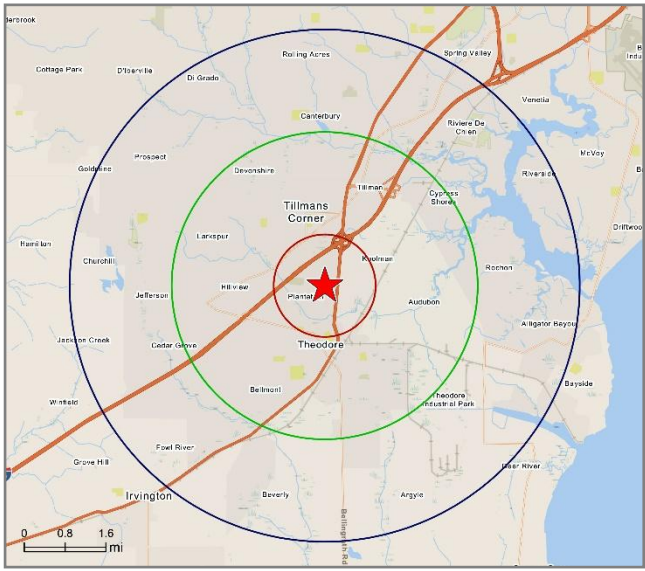
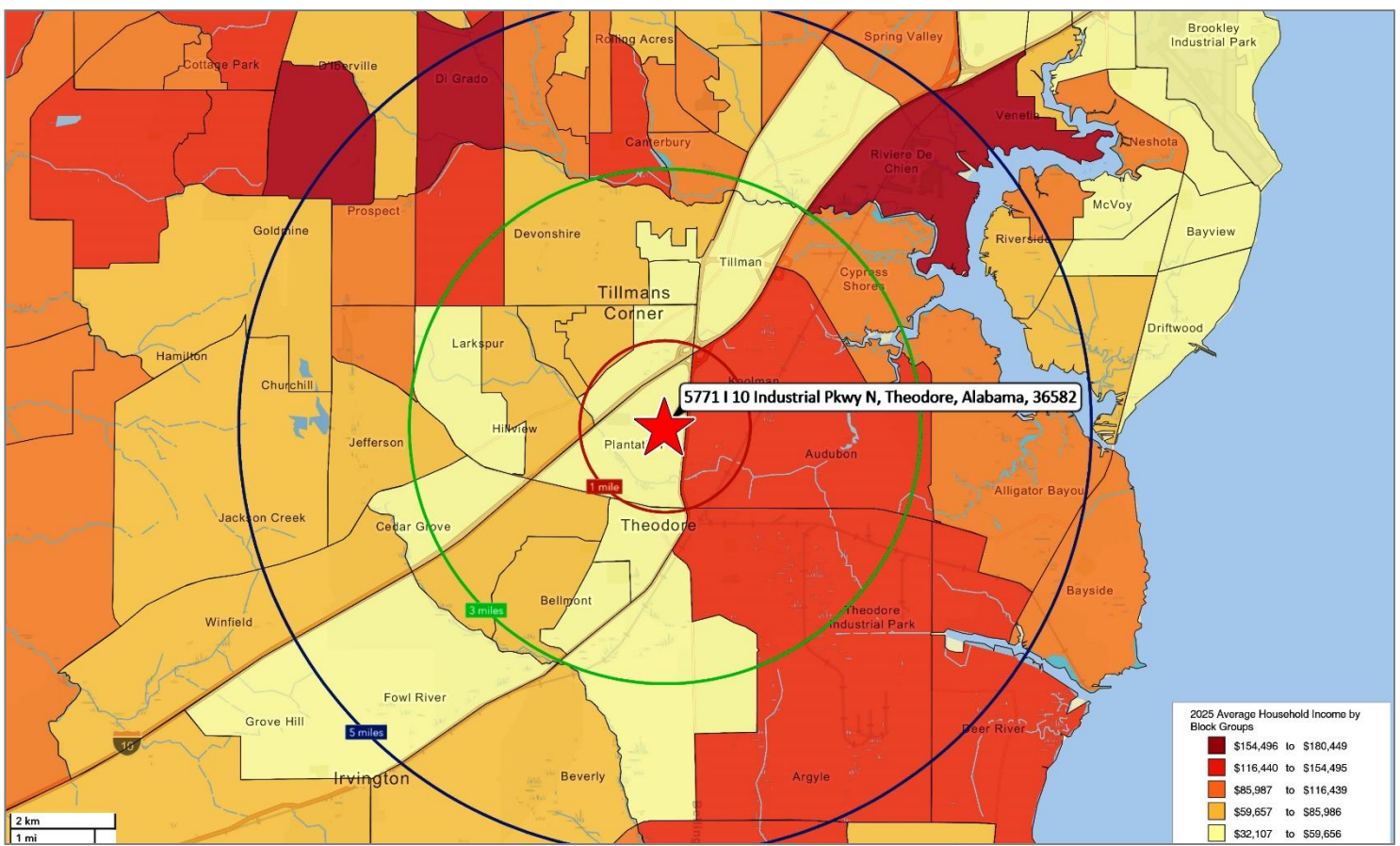
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# 2025 Average Household Income Heat Map and Demographics

OFFICE WAREHOUSE FOR LEASE | 5771 I-10 INDUSTRIAL PKWY N | THEODORE, AL



| 2025 Demographics        | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Total Population         | 1,859  | 20,778  | 54,669  |
| Median Age               | 40.4   | 38.9    | 41.1    |
| Largest Median Age Group | 55-64  | 25-34   | 25-34   |
| Total Daytime Population | 2,734  | 26,362  | 51,317  |

| Households & Income      | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Total Households         | 1,883    | 20,387   | 53,729   |
| Average Household Size   | 2.47     | 2.39     | 2.41     |
| Average Household Income | \$54,504 | \$67,571 | \$85,737 |

| Housing & Value        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| Owner Occupied Houses  | 54.0%     | 58.7%     | 64.4%     |
| Renter Occupied Houses | 36.8%     | 32.7%     | 27.2%     |
| Average House Value    | \$144,449 | \$200,431 | \$271,944 |



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