

FOR SALE OR LEASE

1808 S Main St | Atmore, AL 36502

10,000± SF | 5 Acres | B-2 Zoning | 18-20' Clear

SBA HUBZone Certified



Patty Helton-Davis

251-294-2057 | patty@phdrealty.com

PHD Realty, LLC

1812 S. Main Street, Atmore, AL 36502

FACILITY HIGHLIGHTS

10,000± SF
Metal warehouse on 5 acres

B-2 ZONING
General Business, broad uses

9 ROLL-UP DOORS
Incl. one 24'W × 16'H

18–20' CLEAR HEIGHT
Fits oversized equipment

SBA HUBZONE
Federal contracting incentives

STATE LINE TRAFFIC
Located on the AL-FL Line



LOCATION & ACCESS

- I-65 ACCESS**
8 miles to Exit 57 — Gulf-to-Midwest corridor
- S. MAIN ST ACCESS**
Dedicated access easement off AL Hwy 21
- MOBILE, AL**
~55 miles south — deepwater port & airport
- PENSACOLA, FL**
~50 miles east — Gulf Coast logistics hub
- MONTGOMERY, AL**
~120 miles north via I-65
- POTENTIAL RAIL**
Alabama & Gulf Coast Railway (AGR) nearby
- SBA HUBZONE**
Federal small-business contracting incentives

S. MAIN ST/AL 21

Primary N-S corridor through Atmore connecting I-65 (Exit 57) to the north with the Florida line and Hwy 29/Pensacola routes to the south.

RAIL & LOGISTICS



POTENTIAL RAIL SERVICE

Atmore's mainlines are serviced by the Alabama & Gulf Coast Railway (AGR) and CSX. The 1808 S Main St site features strong potential for on-site railroad access, making it highly advantageous for light industrial, distribution, and freight operations.

HIGHWAYS & INTERSTATES

The location offers seamless access to major thoroughfares, including U.S. Hwy 31 and Hwy 21. Located along the Interstate 65 corridor, it provides highly efficient regional shipping to Mobile, Pensacola, and Montgomery.

PORT PROXIMITY

Within about an hour, freight can reach major deepwater ports, including the Port of Mobile. The city has a municipal airport & is located near regional and international airports (Mobile, Pensacola) serviced by major coast-to-freight haulers.

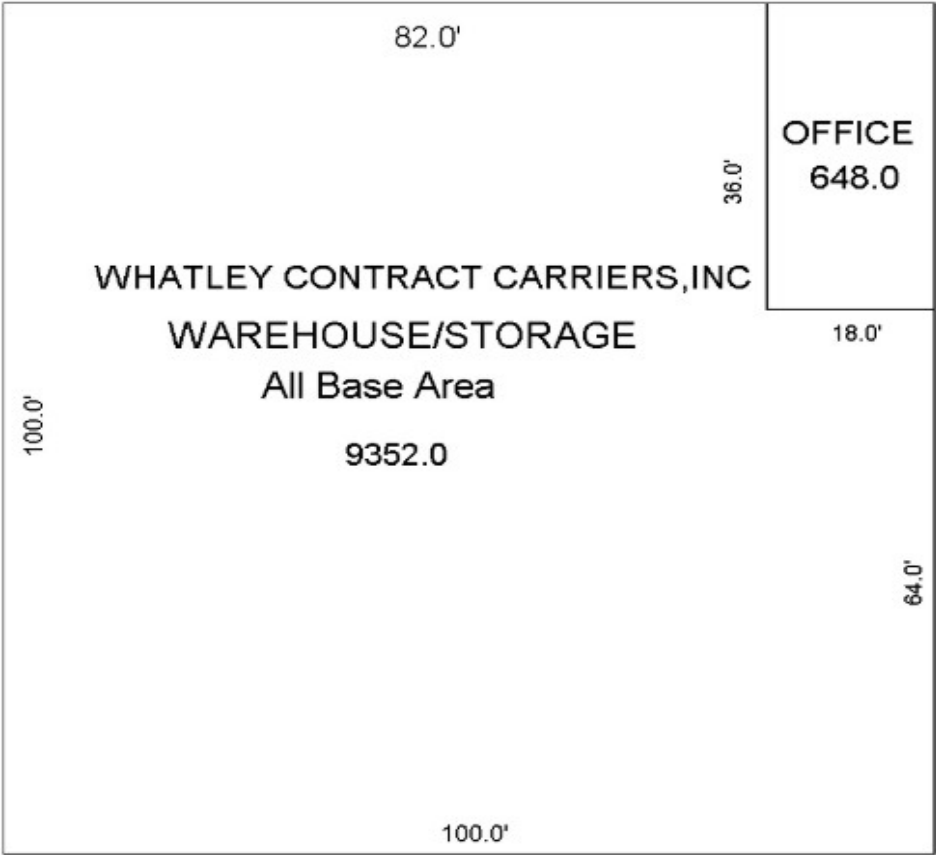
PROPERTY DETAILS

BUILDING SIZE	10,000± SF	CONSTRUCTION	Metal warehouse
LOT SIZE	5 Acres	CLEAR HEIGHT	18–20 ft
PROPERTY TYPE	Industrial / Truck Terminal	ROLL-UP DOORS	9 (incl. one 24'W × 16'H)
ZONING	B-2 General Business	RAIL ACCESS	Potential (AGR rail)
YEAR BUILT	1996	PARKING	Surface, on-site
BUILDING CLASS	Class C	AMENITIES	24-hr access, fiber, storage
COUNTY	Escambia, AL	HUBZONE	SBA-certified site

DESCRIPTION

Offered For Sale with Cash, Conventional, or SBA financing or For Lease. Two on-site offices (~648 SF each, window A/C). Atmore is Escambia County's largest city and one of South Alabama's most actively developing rural markets — \$90M+ in recent capital investment, including the Poarch Creek Indians' \$29M Perdido River Meats facility (opened 2025) and the 740-acre Rivercane mixed-use development at I-65 Exit 57. Coastal Alabama Community College and AIDT supply local workforce training; Alabama Jobs Act incentives and a low cost of doing business round out the case. Position your operation at the crossroads of the Gulf Coast.

BUILDING SKETCH



Building Size: 10,000± SF | Lot: 5 Acres | 1 Floor | Year Built: 1996

No warranty or representation is made as to the accuracy of the information contained herein. Subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

EXTERIOR VIEWS



FRONT FACADE | 5 ROLL-UP DOORS



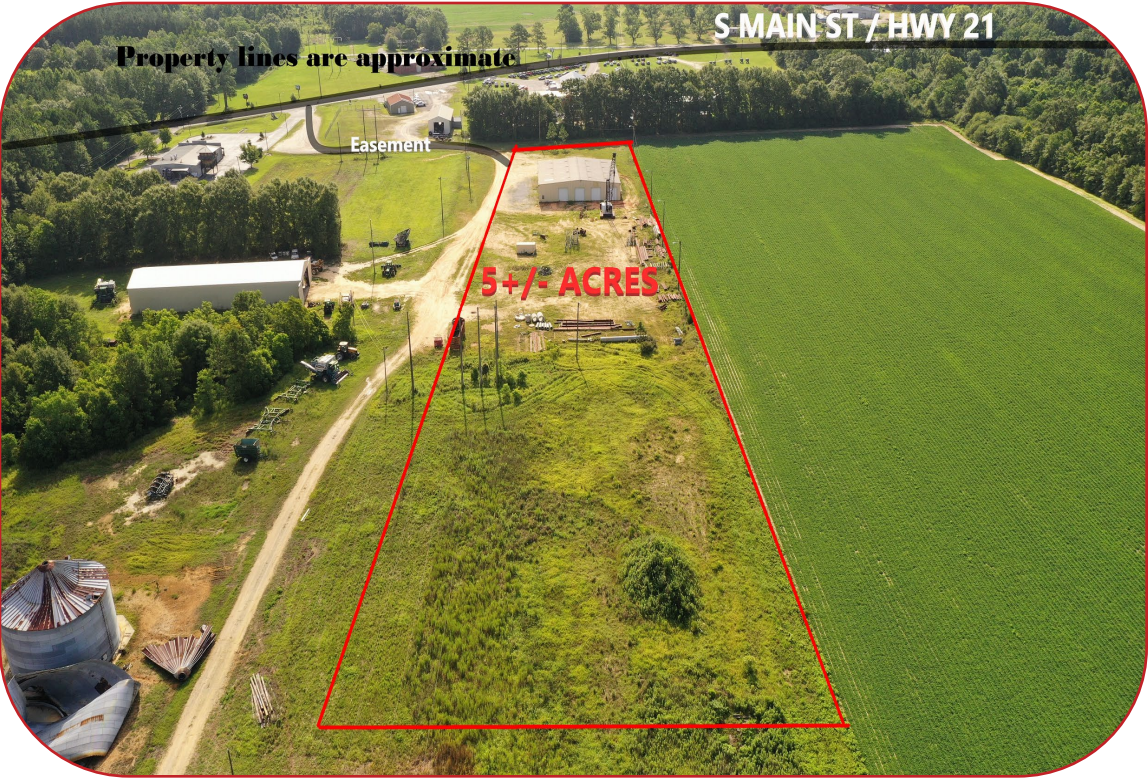
SIDE VIEW | METAL CONSTRUCTION



BACK FACADE | 4 ROLL UP DOORS

No warranty or representation is made as to the accuracy of the information contained herein. Subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

YARD & ENTRANCE



5-ACRE FENCED YARD

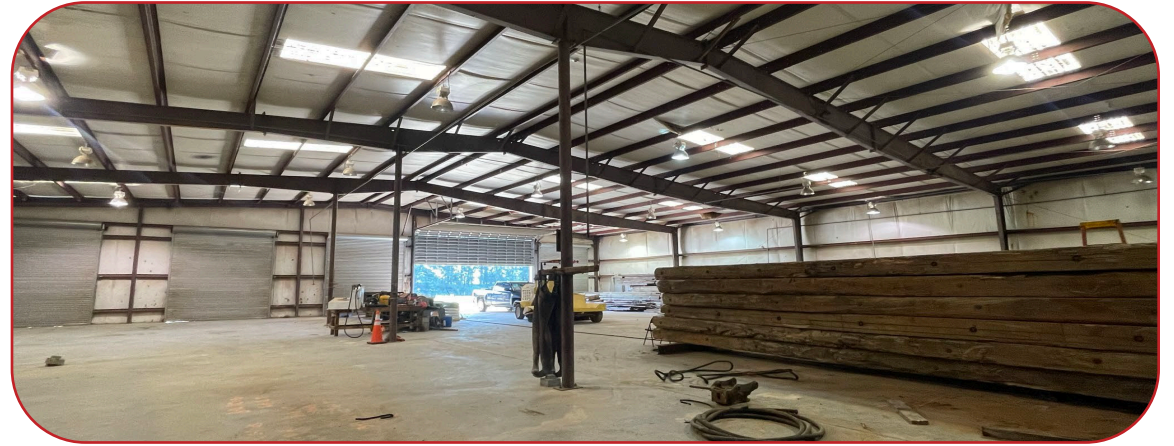


ACCESS EASEMENT OFF S. MAIN ST

INTERIOR VIEWS



CLEAR-SPAN WAREHOUSE



18-20 FT CEILING HEIGHT



24'W x 16'H ROLL-UP DOOR



OFFICE SPACES | FIBER-OPTIC INTERNET