

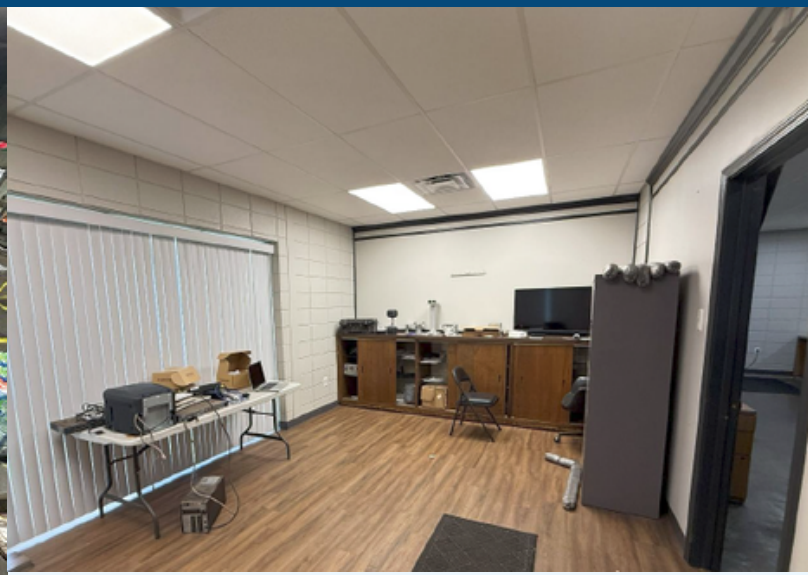
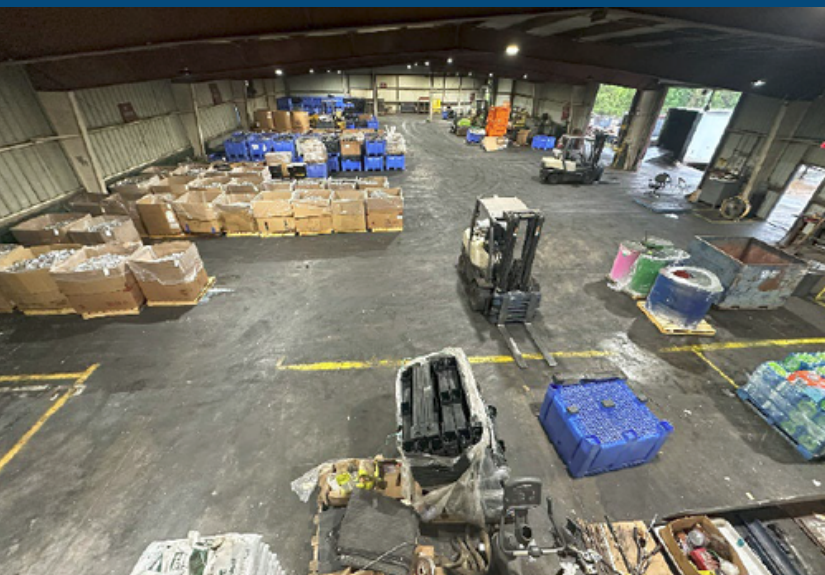
FOR LEASE

19,786 +/- SF Industrial Facility

4.34-Acre Site



2500 Paper Mill Rd., Mobile AL



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

FOR MORE INFORMATION PLEASE CONTACT:

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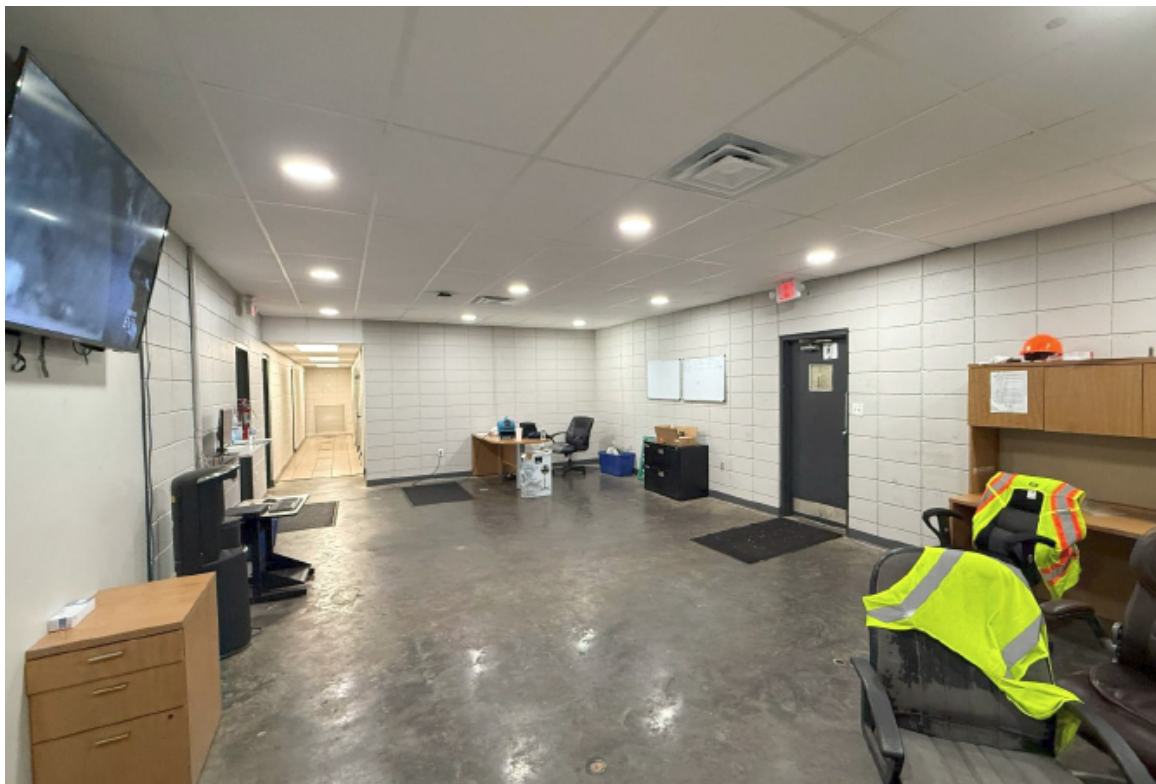
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PROPERTY HIGHLIGHTS

- Located at 2500 Paper Mill Rd in Mobile, Alabama with convenient access to I-165, US 43, and the Port of Mobile
- Approximately 4.34 acres of land with a 19,786 SF industrial building
- 16-foot clear height, suitable for warehousing or light manufacturing
- Large yard area offering ample outdoor storage or truck maneuverability
- Positioned in an established industrial corridor close to downtown Mobile
- Ideal for distribution, logistics, or light industrial operations

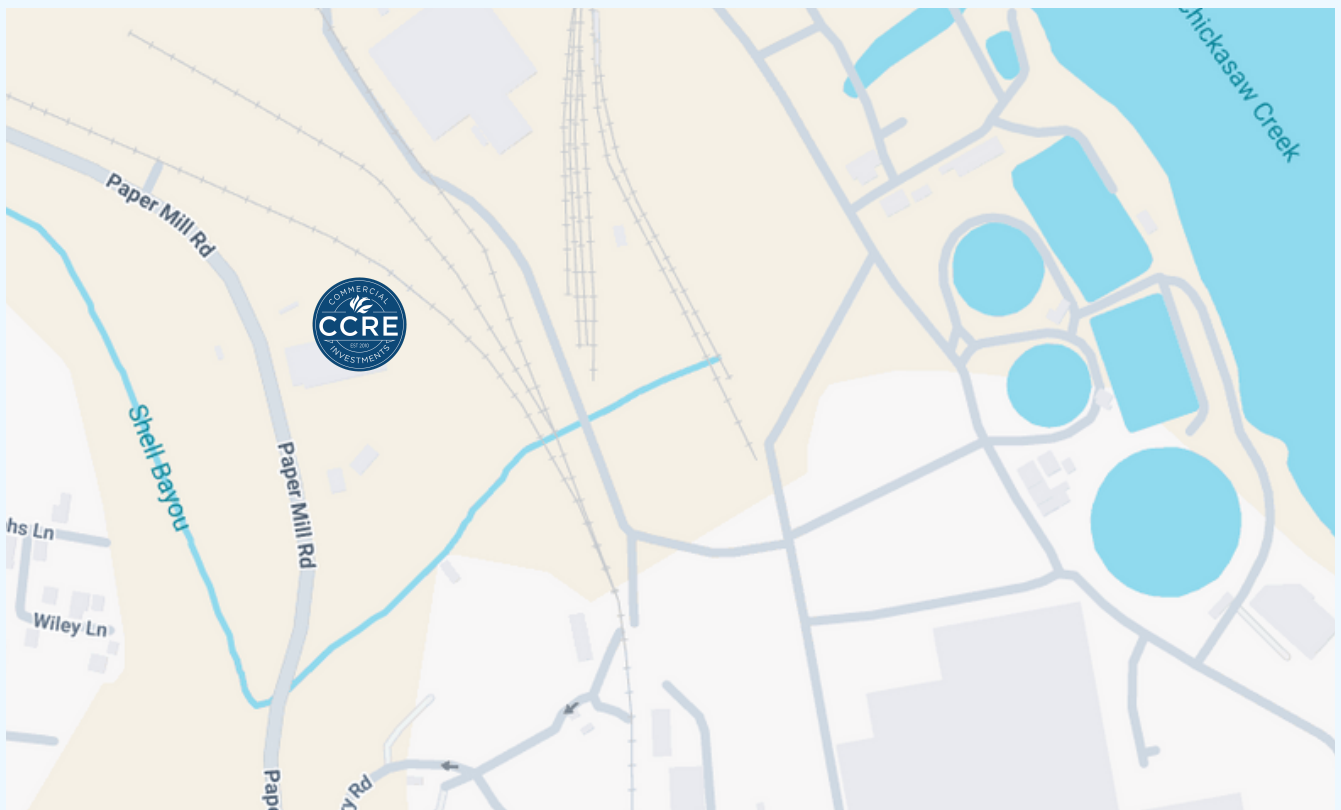
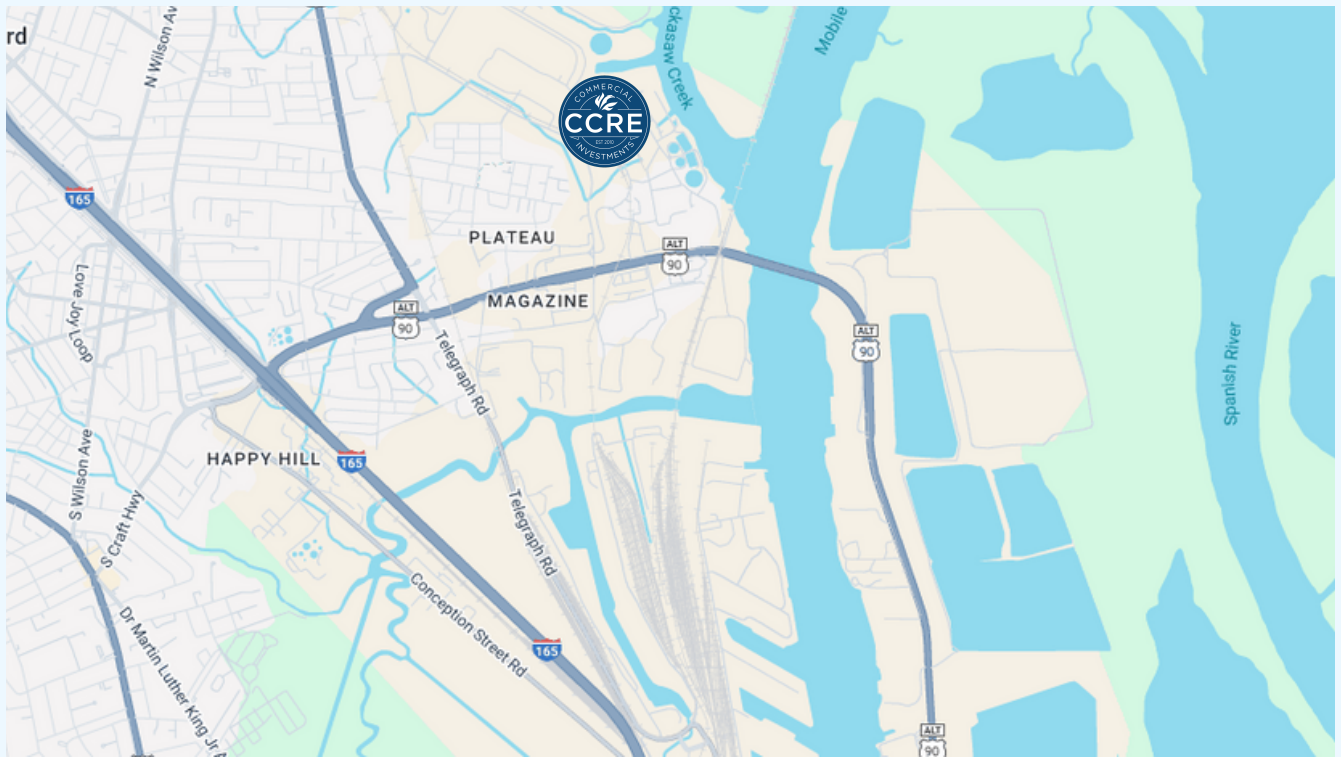
OFFERING SUMMARY

Physical Address	2500 Paper Mill Rd., Mobile AL
Lot Size	4.34 Acres
Building Size	Approx. 19,786 +/- SF
Year Built	1965
Tenancy	Multi
Industrial Space	17,200 +/- SF (86.0%)
Office Space	2,800 +/- SF (14.0%)
Clear Height	16'



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