

# PRIME INCOME-PRODUCING COMMERCIAL OPPORTUNITY

## Robertsdale, Alabama

Positioned in the heart of Baldwin County, this ±2.26-acre commercial property offers a powerful combination of income potential, flexibility, and long-term growth. Ideal for owner-operators, investors, or developers seeking multi-tenant revenue and operational space.

Property Overview	
Acreage	±2.26 Acres
Warehouse	80' x 140' x 16'
Units	Five (5) 25' x 80' Units
Pole Barn	40' x 40' x 16' Open Span

### Investment Highlights

- Multi-tenant income potential
- Owner-user opportunity with rental income
- High demand for warehouse/flex space
- Ample yard space for equipment and expansion

### Location. Flexibility. Income Potential.

A rare opportunity to secure a versatile commercial asset positioned for immediate returns and future growth.

### David Wells

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