



# Flex Industrial/Office For Sale

**\$5,500,000**

**361 St Louis Street, Mobile, Alabama 36602**  
**+57,000 Sq Ft Shell | 0.86-Acres**



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## Investment Sales Contacts

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## INVESTMENT SUMMARY

The subject property is a ±57,000-square-foot former storage facility on 0.86 acres in the heart of Downtown Mobile, with direct frontage on St. Louis Street and located one block north of Greer's St. Louis Market. Offered for sale as a flex industrial / office repositioning opportunity, its large-format floor plan suits office, flex, light industrial or service uses. The property is zoned T-5.1 within the City of Mobile's Downtown Development District, a mixed-use district of medium intensity that permits a broad mix of office, retail, commercial, residential, and civic uses by right — supporting a wide range of repositioning strategies without a use variance.

The property sits at the center of a historic wave of investment in Downtown Mobile. Its own corridor is being fully rebuilt under the roughly \$17 million St. Louis Street Complete Streets project, repaving all 17 blocks with new sidewalks, drainage, lighting, landscaping, and rebuilt utilities. Surrounding catalysts include the Port of Mobile's \$490 million channel deepening — now the deepest container port in the U.S. Gulf with a new berth underway, the \$300 million Regions Arena downtown (opening Mardi Gras 2027), the River Walk Plaza waterfront hotel and mixed-use development, and the new Mobile International Airport terminal at Brookley. For an owner-user or investor, 361 St. Louis Street offers a rare combination of scale, flexibility, and location — a repositionable downtown building directly on a fully reinvested corridor, positioned to benefit as the urban core continues to add residents and demand for office, flex, and industrial space.

### INVESTMENT OVERVIEW

List Price:	\$5,500,000
Property Address:	361 St. Louis Street, Mobile, Alabama
Number of Buildings:	2
Year Built:	1985
Total Building Sq Ft:	+ 57,000 Sq Ft
Lot Size:	0.86 Acres
Zoning:	T-5.1
Frontage:	St. Louis Street
Framing/Exterior:	Metal
Roof Type:	Metal - Flat
County:	Mobile County

### INVESTMENT HIGHLIGHTS

- **Location:** +- 57,000 sq ft former storage facility on 0.86 acres in the heart of Downtown Mobile, with direct frontage on St. Louis Street, one block north of Greer's St. Louis Market
- **Flex Industrial / Office Repositioning Play:** Large floor plan adaptable to office, flex, light industrial or service uses
- **Zoned T-5.1 (Downtown Development District):** Permits a broad mix of office, retail, commercial, residential, and civic uses by right without a use variance
- **Historic Downtown Investment:**
  - A full 17-block rebuild with new sidewalks, drainage, lighting, and utilities
  - Over \$490 Million in Port of Mobile expansion (deepest container port in the U.S. Gulf)
  - \$300 Million Regions Arena Currently Under Construction
  - New Mobile International Airport at Brookley – New River Walk Plaza near by

# Why Downtown Mobile?

## Port of Mobile

### Modernization Projects

A \$490 million dollar project to deepen and widen the Mobile Ship Channel to 50 feet is set to complete by May 2025, making it the deepest container terminal on the Gulf Coast and accommodating the world's largest container ships

## New Construction Regions Arena

The new Regions Arena, a \$300 million state of the art venue, is set to transform downtown Mobile by replacing the outdated Civic Center, with completion slated for Mardi Gras 2027. This new project will feature retail spaces, luxury suites, and seating for up to 10,000, hosting concerts, sports like hockey, and Mardi Gras events. Expected to draw over 4000,000 visitors yearly, it's a cornerstone of Mobile's economic and cultural resurgence

## Riverwalk Plaza

A groundbreaking mixed-use waterfront project is planned for 2025 along the Mobile River, featuring a luxury hotel, condos, Class-A office space, retail, dining and entertainment.

## Mobile International Airport at Brookley Aeroplex

The new airport in downtown Mobile is set to open in 2026, relocating all commercial flights to this new location. This \$381 million dollar project, featuring a five-gate terminal expandable to 12, plus 1,250-space parking garage, will enhance accessibility and draw travelers from across the region, boosting downtown's economic momentum

## Brookley by the Bay

Brookley by the Bay, a 98-acre waterfront park near the Brookley Aeroplex, is set to redefine Mobile's connection to the bay. The visionary project features an amphitheater, beach access, kayak launches, trails and restored habitats. The project promise to draw visitors and elevate the downtown area's vibrancy and natural charm

## Innovating St. Louis Street

The "Innovating St. Louis Street" project, will transform 17 blocks of downtown Mobile starting after Mardi Gras 2025. This multi-million-dollar initiative brings repaved roads, new sidewalks, parking upgrades, landscaping, and vital water and sewer replacements to St. Louis Street. Highlighted by city officials as a blend of infrastructure renewal and aesthetic enhancement, its set to elevate the area's appeal and accessibility for businesses and residents alike.

St. Louis Street

N Claiborne Street



Property Photos

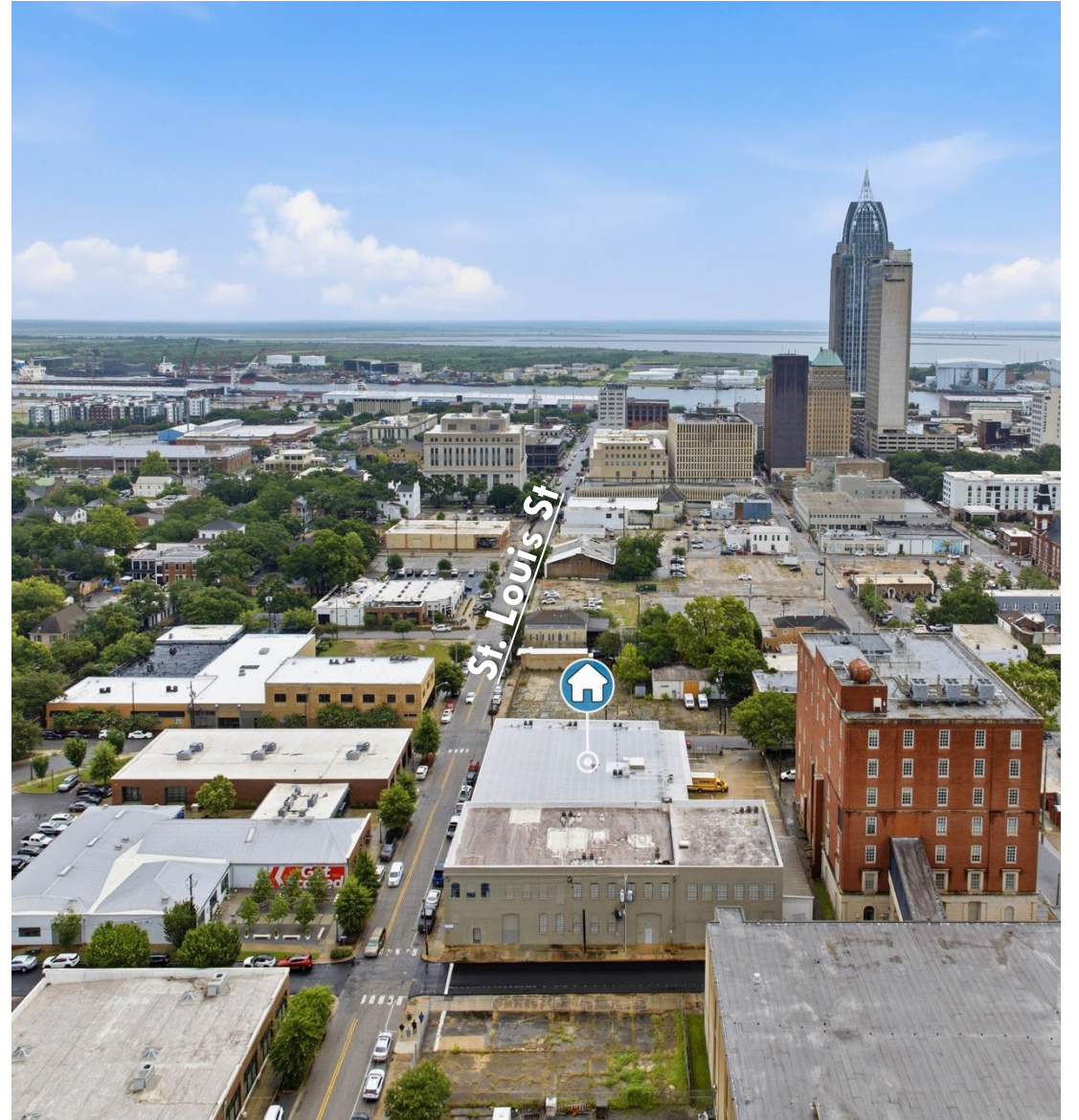
St. Louis St

Franklin St

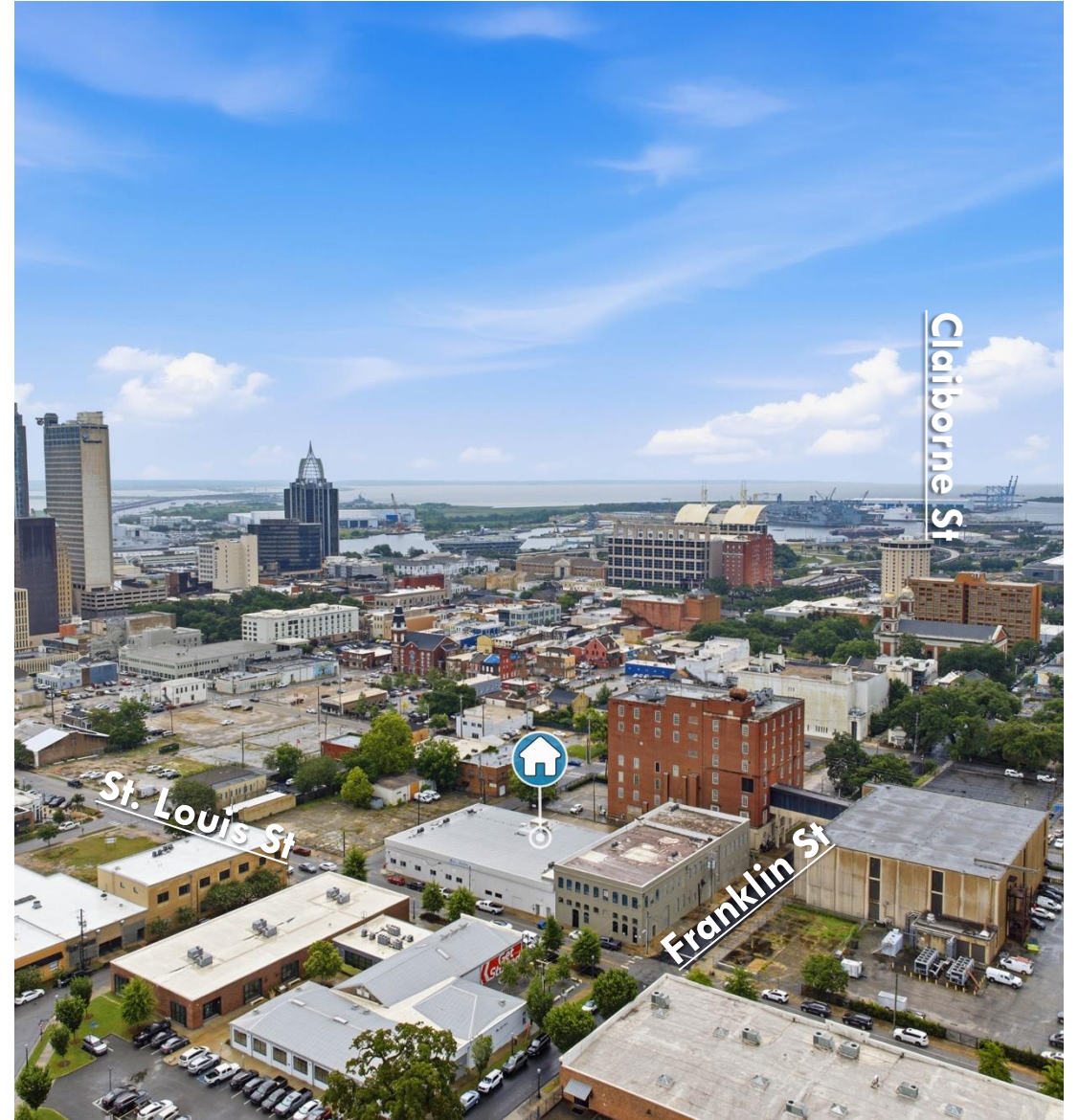
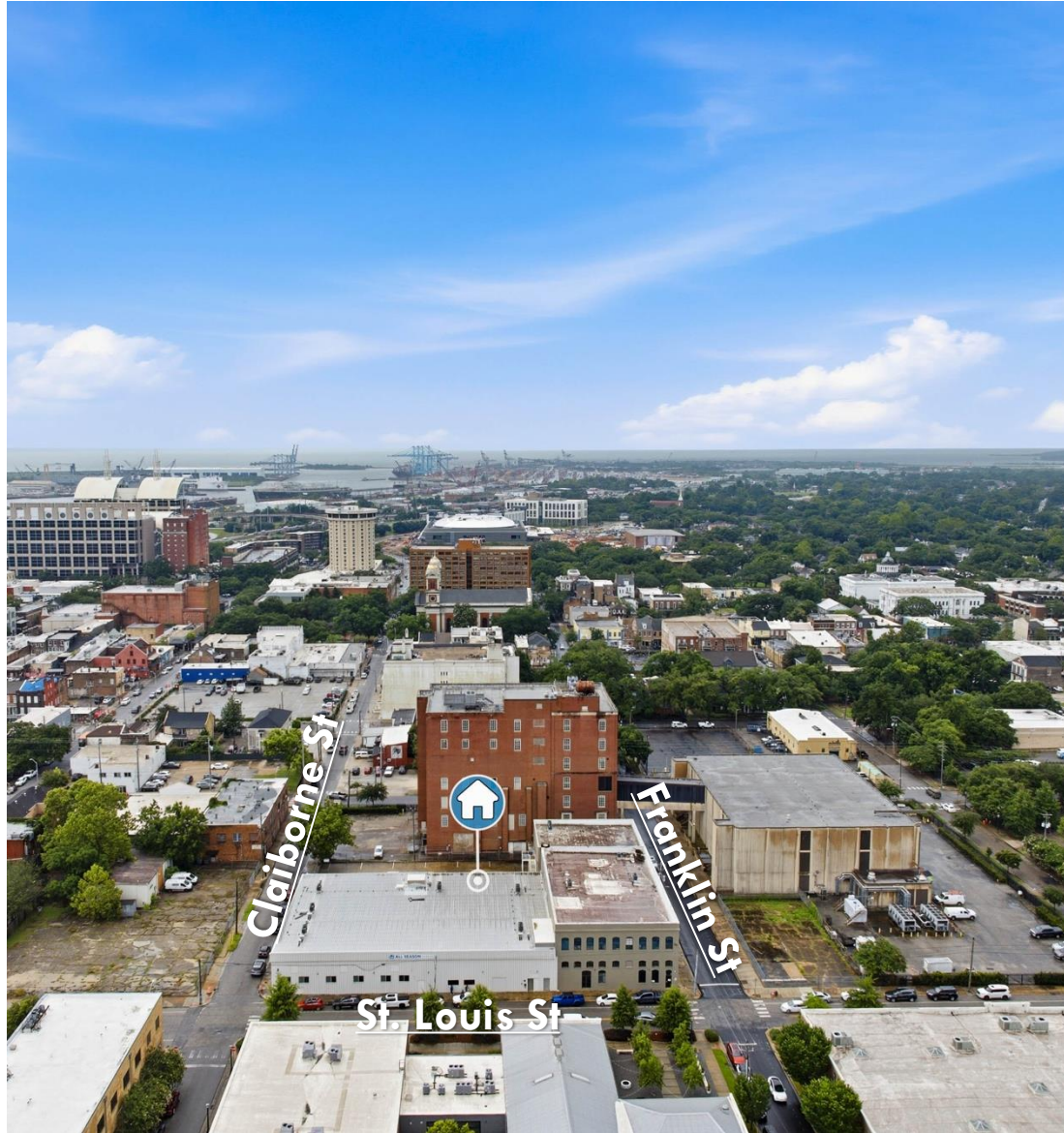
Clairborne St



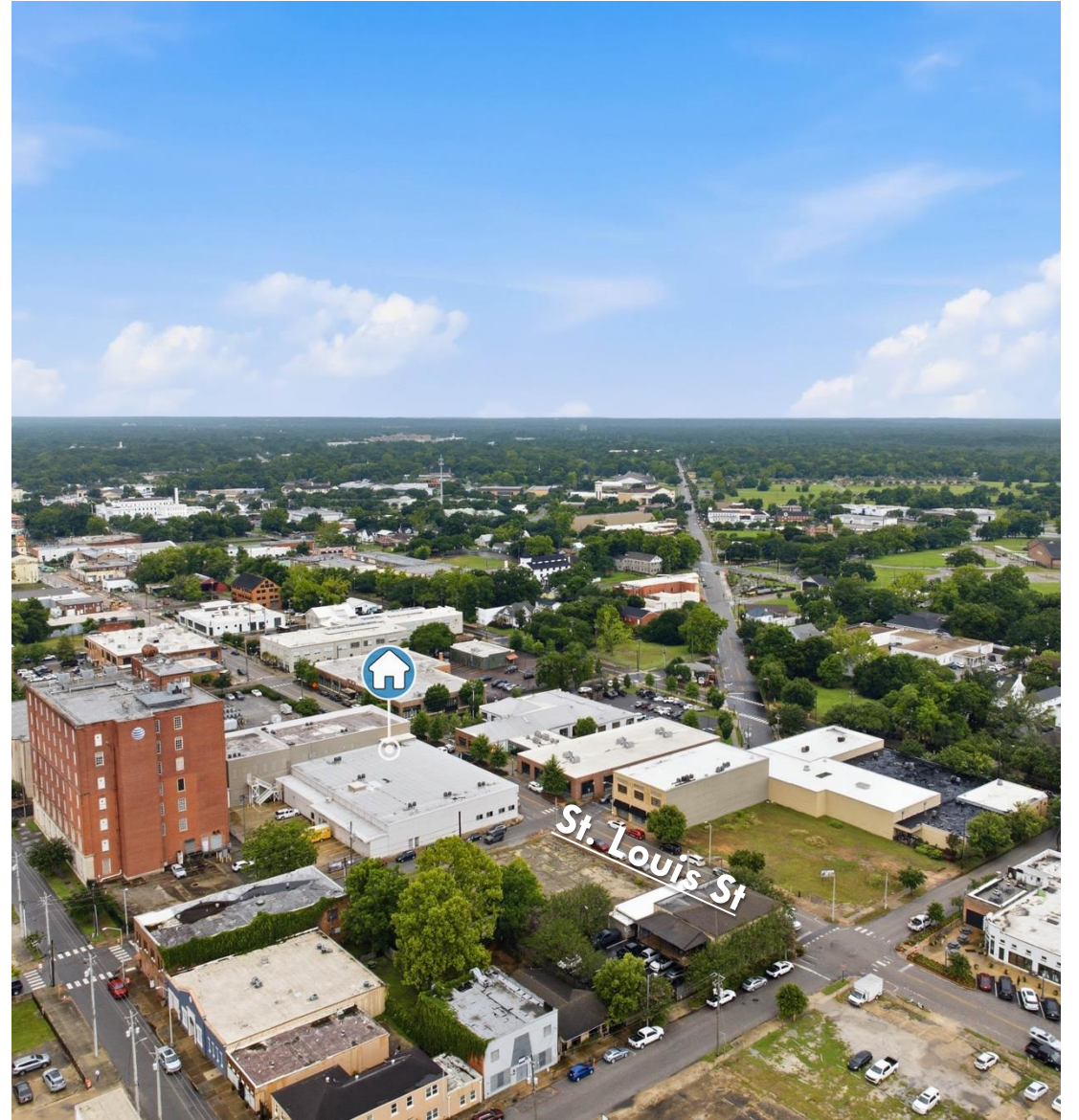
# Property Photos



# Property Photos



# Property Photos



# Downtown Mobile Retail Map



BATTLE HOUSE HOTEL  
Trustmark

Mobile Aeroplex  
at Brookley



ACE  
Hardware

GREEN'S  
ST. LOUIS MARKET

Government St  
Dauphin St  
St. Francis St  
Claiborne St  
St. Louis St



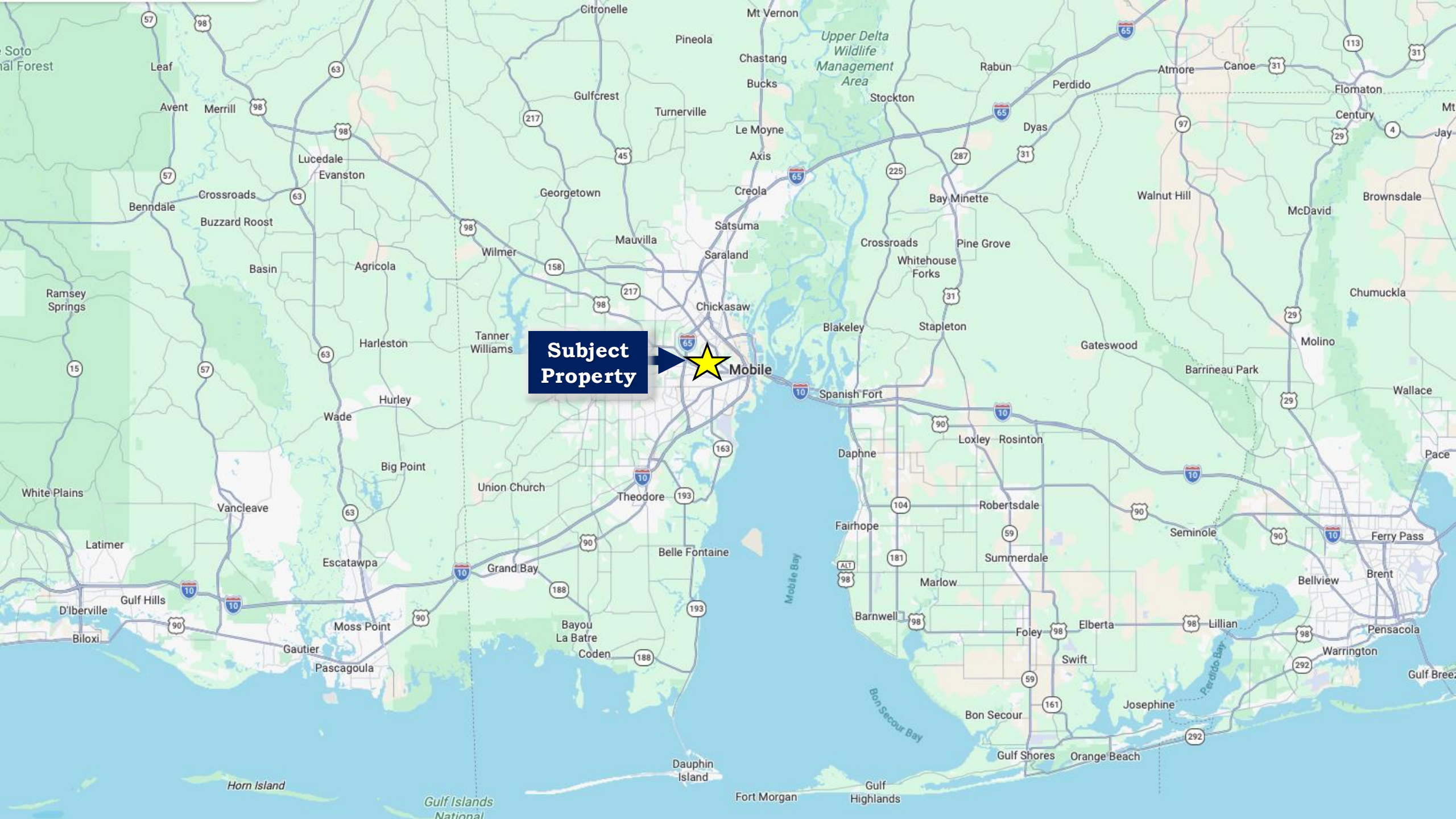
BRAIDED RIVER  
BREWING CO.

NOVA  
ESPRESSO

the  
cheese  
cottage

WINGMAN

BOHAYDEN'S  
SPORTS BAR



**Subject  
Property**



Mobile