

Jeff Barnes, CCIM

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Office/ Warehouse - Baldwin County, AL

22955 McAuliffe Drive, Robertsdale, AL

Overview

Location Map

For Lease

Property Description

Located in Robertsdale Industrial Park, the 78,638 +/- sf Office / Warehouse facility is available for lease. The property is easily accessible via US Hwy 59, approximately 8 miles south of I-10. The building is positioned on approximately 5.6 acres, surrounded by paved parking areas and drive lanes.

The warehouse is comprised of 3 fabrication bays, totaling approximately 69,358 sf, including a conditioned area of approximately 15,600 sf. with 1 loading dock and 7 drive-in doors. Ceiling height is 25' +, and crane rails are in place. The warehouse space is serviced by multiple heavy-service panels. Office space of approximately 9.280 sf exists, providing for multiple private offices, conference rooms, break rooms, locker room, restrooms, and administrative areas.

Available

- Office Space- +/- 9280 SF
- Warehouse Space- +/- 69,358 SF

Building Size

• +/- 78,638- SF

Land Size

+/- 5.6 Acres

Base Rental Rate

• \$5.50/SF NNN

Taxes and Insurance

\$0.44/SF













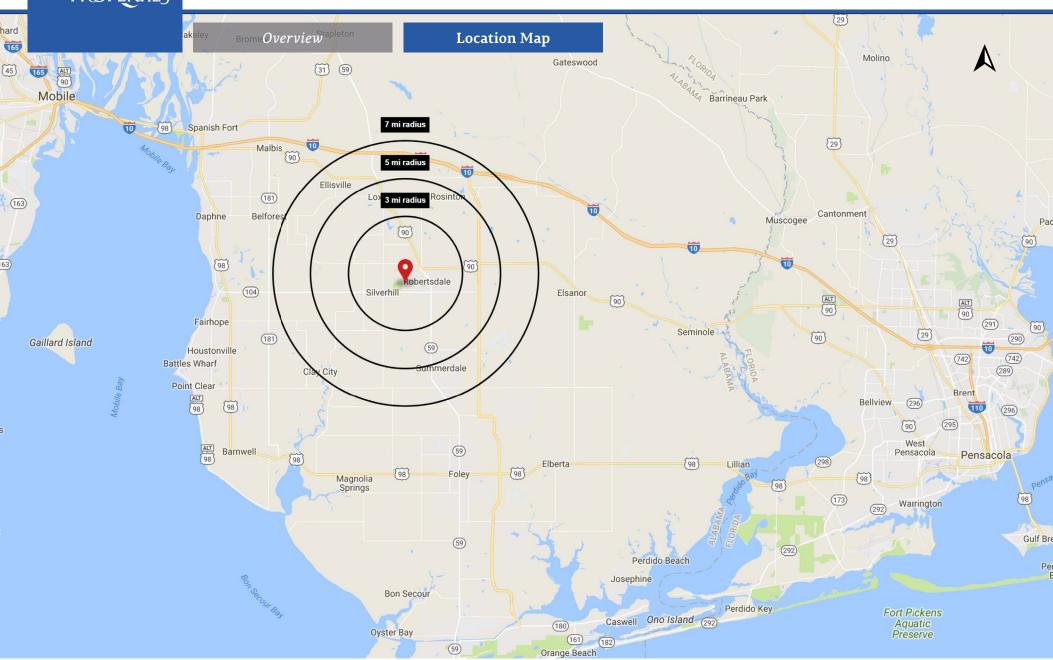
STIRLING PROPERTIES

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Aerial









