

## 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





Overview

Aerial

Interior Photo-Conditioned Warehouse



Interior Photo-Warehouse



Interior Photo- Office



Interior Photo-Conference Room

