

INDUSTRIAL PROPERTY FOR LEASE

4405 HALLS MILL RD F-2

4405 HALLS MILL RD F-2, MOBILE, AL 36693



PROPERTY DESCRIPTION

Discover the prime industrial/flex space leasing opportunity in the heart of Mobile, AL. Located in the vibrant Halls Mill Industrial Park, the area is surrounded by a diverse mix of businesses and industries, making it an ideal location for industrial and flex space tenants. Nearby, the bustling Port of Mobile serves as a crucial transportation hub, while convenient access to major highways like I-10 and I-65 ensures excellent connectivity for businesses. The area also boasts a variety of dining, retail, and recreational options. With its strategic location and dynamic surroundings, this prime industrial/flex space in Mobile offers an exceptional opportunity for businesses to thrive.

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	198,984 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	281	1,012
Total Population	220	692	2,485
Average HH Income	\$51,383	\$54,120	\$65,739

CASE MCNEILL **RICHARD HENRY**

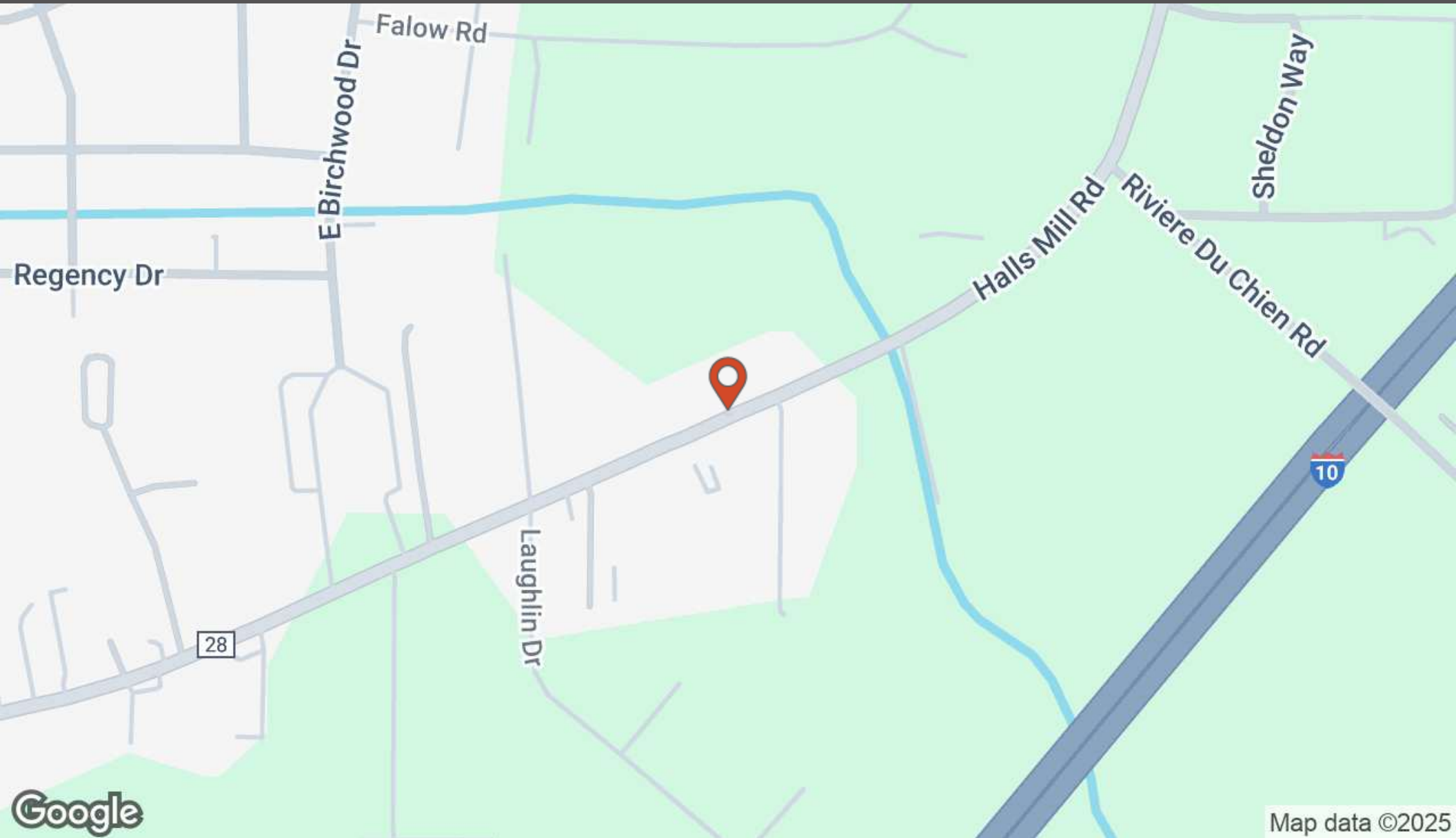
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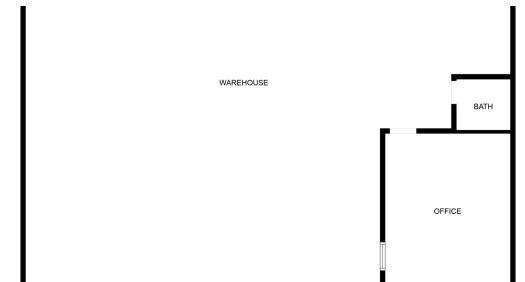
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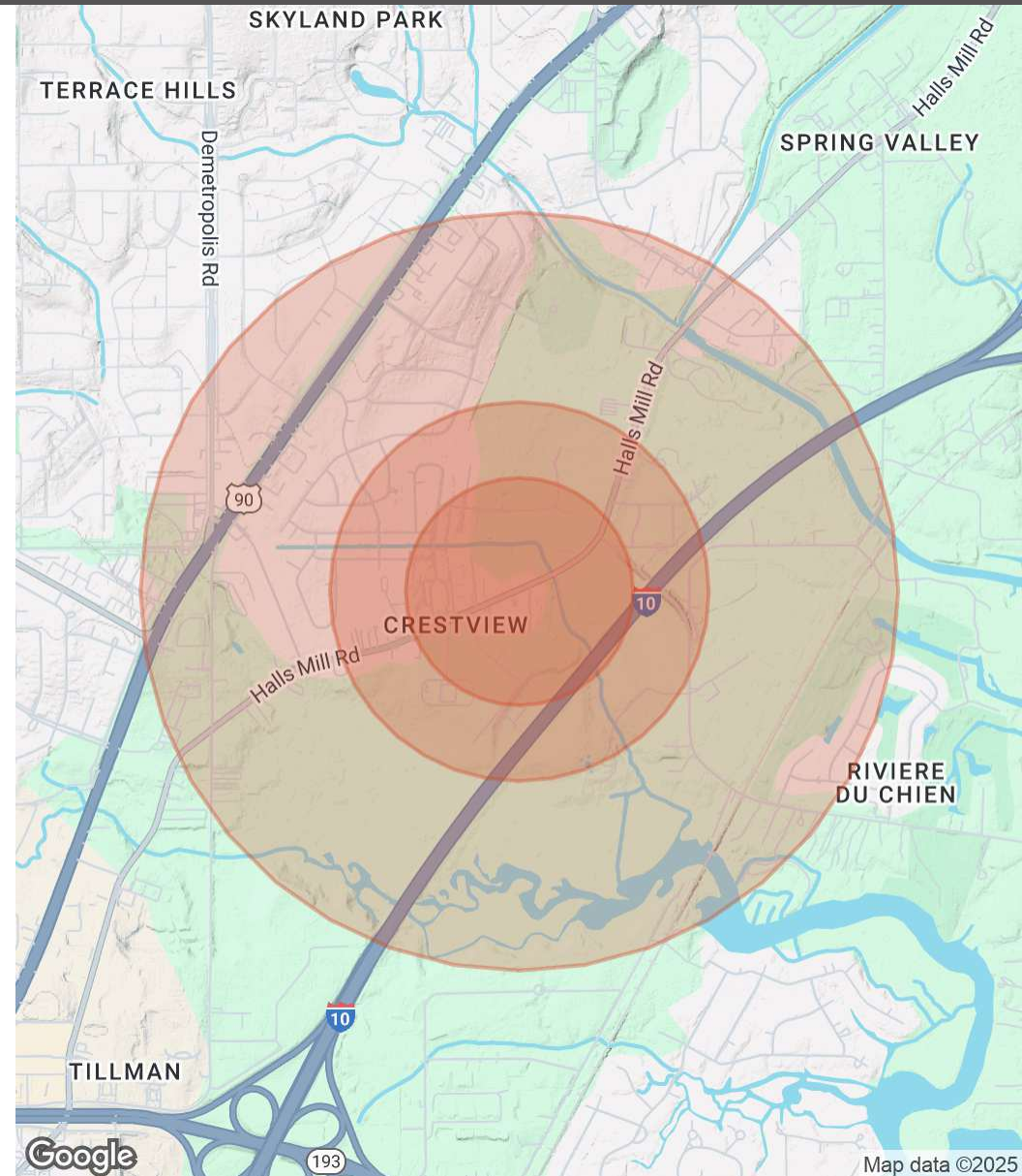
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	220	692	2,485
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	281	1,012
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$51,383	\$54,120	\$65,739
Average House Value	\$179,631	\$191,084	\$221,621

Demographics data derived from AlphaMap



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