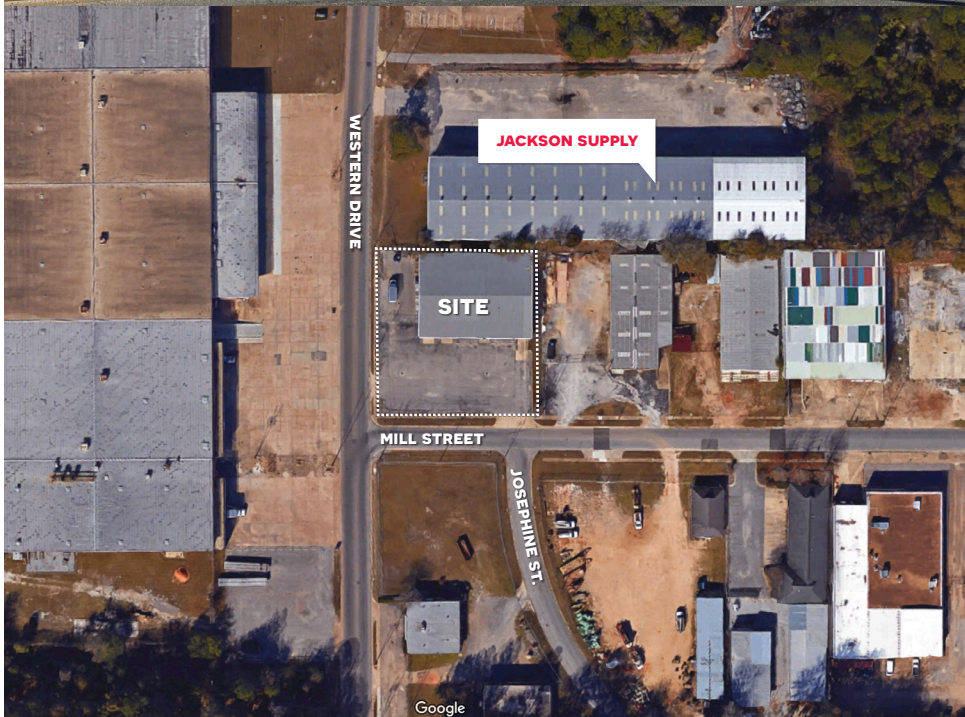


FOR SALE/LEASE

OFFICE/SHOWROOM AVAILABLE 3014 MILL STREET, MOBILE, AL 36607



SALE PRICE

\$442,750



LEASE RATE

\$4,583.33 Per Month (\$5 PSF NNN)



SITE

.73± Acres (31,800± SF)



BUILDING SIZE

11,000± SF



ZONING

I-1, Light Industry

JEREMY MILLING CCIM

☎ 251 694 5050
☎ 251 421 0919
✉ jeremy@millingre.com

BRENT CUMBEST CCIM

☎ 251 694 5050
☎ 251 633 5858
✉ brent@millingre.com

📍 220 Saint Michael St.
First Floor
Mobile AL 36602

📍 PO Box 3086
Mobile AL 36652

MCRCOMMERCIAL.COM

PROPERTY INFORMATION

- ▶ Located at the northeast corner of Western Drive and Mill Street with easy access to I-65.
- ▶ 2,500± SF heated and cooled office/showroom area including 800± SF of showroom/retail sales counter space, 2 offices, 2 restrooms (downstairs), upstairs break room, conference/meeting room, single office and mezzanine storage area.
- ▶ Two 10'x12' ground level loading doors
- ▶ One 11'x16± loading door with a recessed dock
- ▶ All utilities available
- ▶ 20' eave height
- ▶ Small fenced in yard area (43'x75') on the west end of the building
- ▶ 2016 property tax is \$2,931.16 and current property insurance is \$495.00

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.