

EST. 1956



# HEGEMAN REALTY

## *Warehouse Space for Lease*



**Address: 5155 Mobile South Street  
Theodore, Alabama 36582**

**Building Size: 20,000S.F.- 78,750S.F.**

**Office Space: Available**

**Eave Height: 24Ft**

**Dock Doors: Dock High and Ground Level  
(10'x10')**

**Fire Protection: Yes-Sprinkled**

**Lighting: Florescent**

**Lease Rate: \$4.50S.F. Modified Gross**

**Landlord Pays: Water/Sewer and Base Year  
Taxes and Insurance**

## **For Information Contact:**

**Mitchum Jackson, SIOR**

Phone: (251) 479-8606

mjackson@heggeman.com

225 Dauphin Street – Suite 300

Mobile, AL 36602

THE INFORMATION CONTAINED HEREIN IS DEEMED TO BE RELIABLE BUT NOT WITHOUT REPRESENTATION AS TO ITS ACCURACY AND WITHOUT OBLIGATION TO UPDATE, UNLESS OTHERWISE STATED. PRICE AND TERMS ARE SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL OR CHANGE WITHOUT NOTICE.





**Business Parkway**

**Mobile South St.**

78,750 sf

20,000 sf

40,000 sf

36,000 sf

20,000 sf

20,000 sf

30,000 sf

41,250 sf

30,000 sf

30,000 sf

20,000 sf

30,000 sf

30,000 sf