

3404 Moffett
ROAD
MOBILE, AL 36607

FOR LEASE
10,000 - 95,000 SF
AVAILABLE NOW!



Prime opportunity on high-traffic Moffett Road near I-65 in Mobile, Alabama. This highly visible multi-suite warehouse property delivers flexibility, functionality, and recent upgrades—ideal for owner-users or investors. Suite A showcases a professional showroom, private offices, and an attached warehouse, perfect for businesses seeking a strong customer-facing presence with seamless operational support. Suites B, C, D, and E offer clean, renovated warehouse space suited for storage, distribution, light manufacturing, or trade use. Units may be expanded or combined, providing scalable options to grow with your business.

NEWMARK

EST. 1956
HR
HEGEMAN
REALTY

For More Information, Contact:

Mitchum Jackson, SIOR

AL Lic#000070486-0

t 251-243-2700 | mjackson@heggeman.com

Post Office Box 189 ▪ Mobile, AL 36601 ▪ t 251-243-2700
3455 Peachtree Rd NE, Suite 1800 ▪ Atlanta, GA 30326 ▪ t 770-552-2400

 nmrk.com

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Space Highlights

- Rental Rate
\$7.00/SF NNN
for space greater than 20,000 SF
\$8.00/SF NNN
for space less than 20,000 SF
 - Occupancy **Immediate**
 - Lease Term **Negotiable**
-
- *Ideally located for shipping, logistics, and commerce, minutes from downtown and the Port of Mobile.*
 - *Spacious laydown yard with large parking areas, showroom, and office space available.*
 - *+2,000 SF office space*
 - *3 Phase Power | • Wet Sprinkler System*
 - *10 Dock High Doors | • 1 Drive-in*
 - *70 Parking Spaces*
 - *Zoning: I-1*



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+2,000 SF
Office Space

- 10 Dock High Doors
- 1 Drive-in
- 24' Ceiling Height
- Wet Sprinkler System



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