



5360 Business Parkway

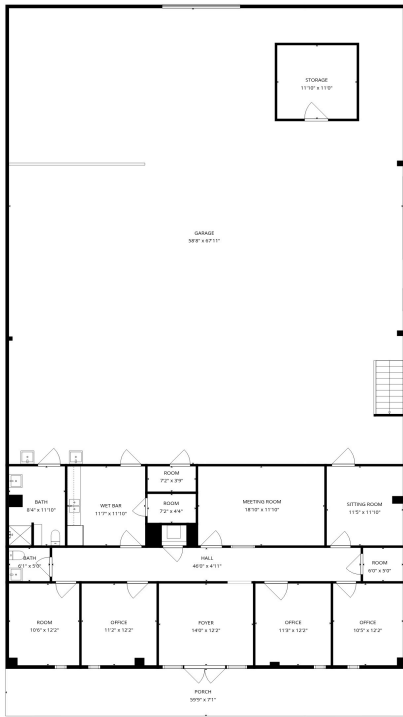
Theodore, AL 36582

Well-located 6,000+/-S.F. Office/
warehouse building in Mobile
Business Park with close proximity to
Interstate 10

Mitchum Jackson, SIOR
(251) 243-2700
MJACKSON@HEGEMAN.COM



FLOORPLAN



TOTAL: 7545 sq. ft

1st floor: 5717 sq. ft, 2nd floor: 1828 sq. ft

EXCLUDED AREAS: UNDEFINED: 11 sq. ft, PORCH: 421 sq. ft, OPEN TO BELOW: 3921 sq. ft, WALLS: 337 sq. ft

Sizes and Dimensions are Approximate

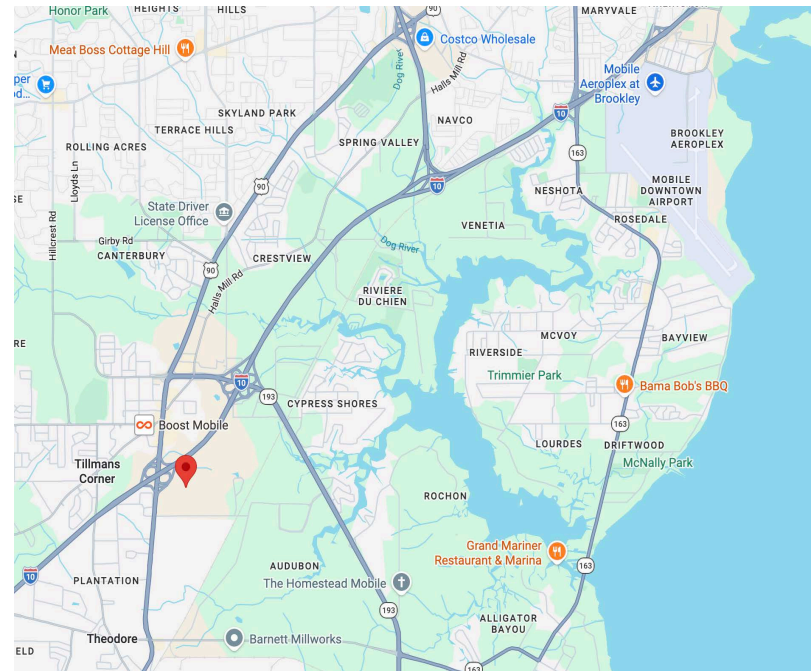
PHOTOS



PROPERTY OVERVIEW

LOCATION

Building Size:	6,000 +/- S.F.
Office Area:	2,000 +/- S.F.
Warehouse Space:	4,000 +/- S.F.
Ground Level Doors:	2
Zoning:	B-5
Lease Rate:	\$10PFS NNN
Sales Price:	\$575,000



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