



FOR LEASE
 Site N1 - Flex Space
 6835 SALP BLVD, Theodore, AL 36582

Building 1 Highlights

RENTAL RATE:	CALL FOR RATE
CAM (Estimated):	.80 PSF
TAX (Estimated):	.40 PSF
INSURANCE (Estimated):	.73 PSF

LOCATION:	South Alabama Logistics Park Theodore, AL
LAND AREA:	± 8.2 ac
BUILDING 1 LEASABLE AREA:	66,000
TYPE:	Tilt Wall, Rear Load
SLAB:	6"
CLEAR HEIGHT:	24'
OFFICE:	Open Shell
DOCK HIGH DOORS:	32 (9' x 10') 4 (12' x 14')
BAY SPACING:	54'w X 60'd
SEWER:	6" Sanitary (MAWSS)
WATER:	2" Service capped at roof deck (MCWSS)
FIRE:	ESFR

Building 2 Highlights

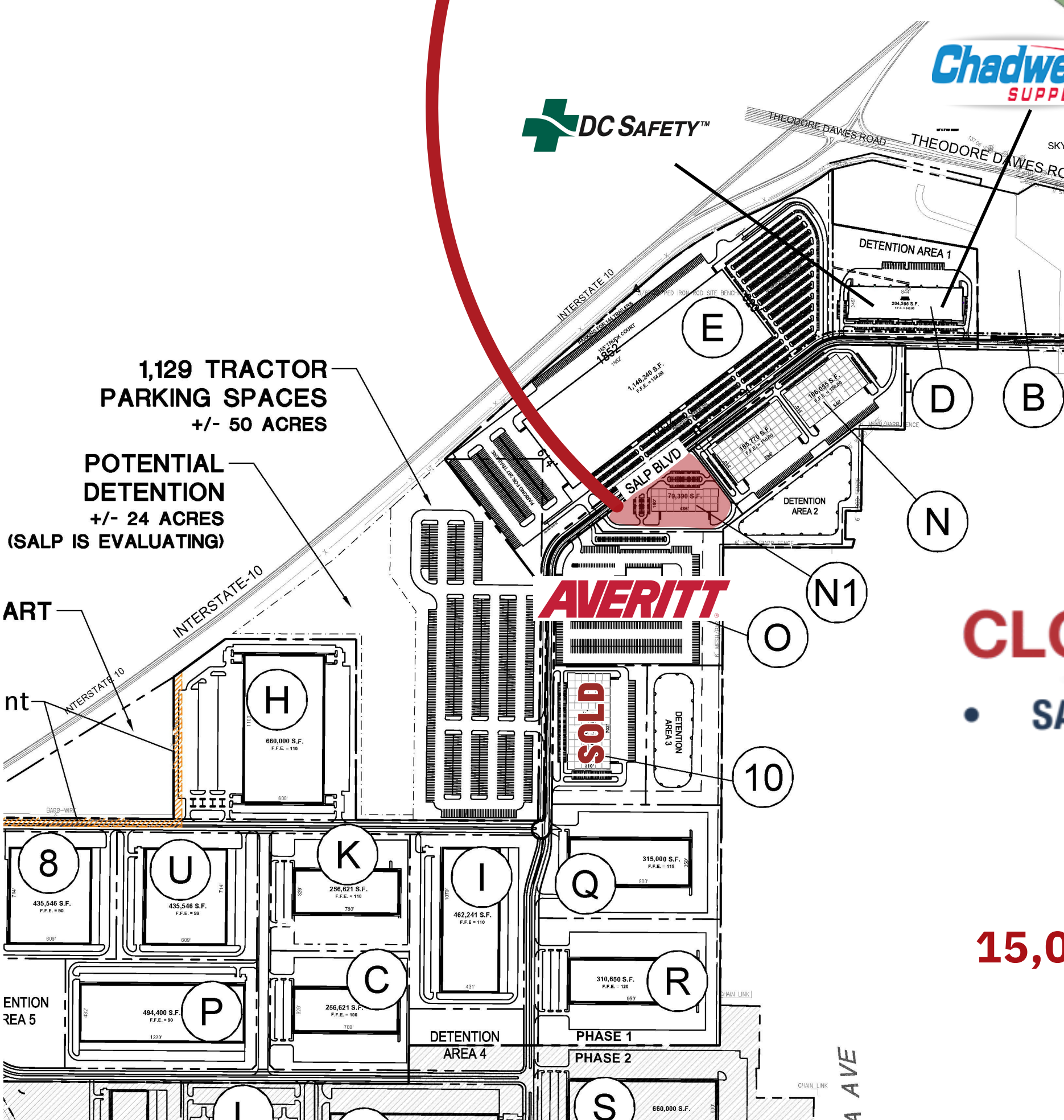
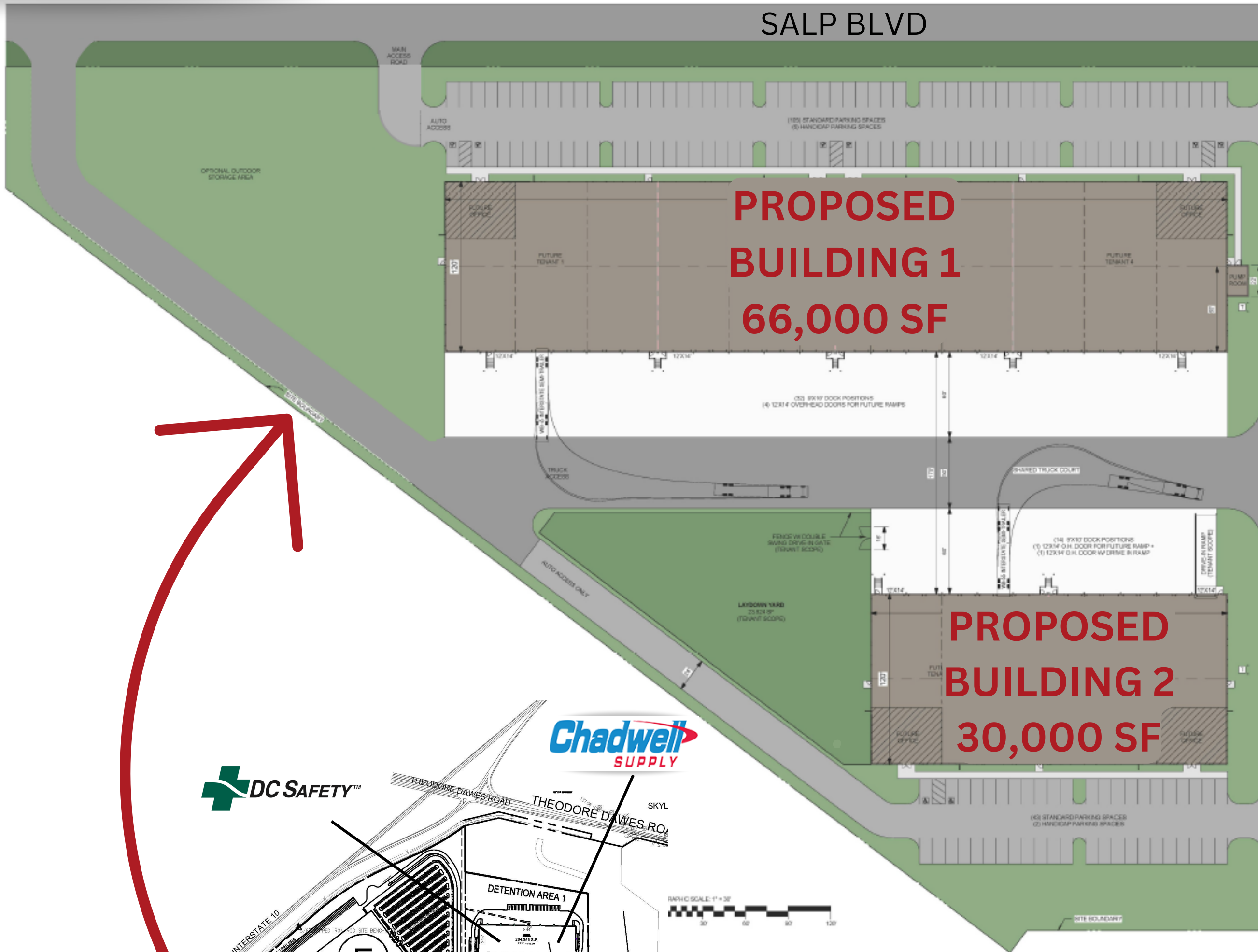
RENTAL RATE:	CALL FOR RATE
CAM (Estimated):	.80 PSF
TAX (Estimated):	.40 PSF
INSURANCE (Estimated):	.73 PSF

LOCATION:	South Alabama Logistics Park Theodore, AL
LAND AREA:	± 8.2 ac
BUILDING 2 LEASABLE AREA:	30,000
TYPE:	Tilt Wall, Rear Load
SLAB:	6"
CLEAR HEIGHT:	24'
OFFICE:	Open Shell
DOCK HIGH DOORS:	14 (9' x 10') 2 (12' x 14')
BAY SPACING:	54'w X 60'd
DRIVE-IN DOORS:	1
SEWER:	6" Sanitary (MAWSS)
WATER:	2" Service capped at roof deck (MCWSS)
FIRE:	ESFR

FOR LEASE

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CLOSE TO EVERYTHING

- SALP is Located Within 12-Miles of ...

Port of Mobile

5 Class I Rail Lines

2 Interstates 2 Airports

15,000 Miles of Inland Waterways