

# | WAREHOUSE INVESTMENT FOR SALE |

703 WESTERN DRIVE, MOBILE ALABAMA 36607



**BUILDING SIZE**      **ASKING PRICE**  
28,134 SF              \$1,900,000 (\$67 per sf)

## SALE DETAILS

- 28,134 sf free standing industrial building
- Tenant is a contractor for Airbus
- Building was renovated and new roof installed in 2021
- Annual rent is \$136,309 (\$4.85 per sf), NNN. Base rent increases 2% annually.
- Current lease term expires on 9/30/2027. Tenant has two 5 year renewal options. Rent would continue to increase 2% annually.
- LL is responsible for repairs/maintenance of the roof and structure, and tenant is responsible for all interior building systems.
- 7.2% cap

**Rich Vanchina, SIOR**  
205.492.3137  
rich@tessa-cre.com

**TESSA**  
COMMERCIAL REAL ESTATE

# | WAREHOUSE INVESTMENT FOR SALE |

703 WESTERN DRIVE, MOBILE ALABAMA 36607



## BUILDING FEATURES:

- 28,134 total square feet
- Approximately 1,700 sf offices, 1,500 sf showroom, and 24,700 s of offices
- One drive in ramp, and 5 dock high loading positions with 2 pit levelers
- 17'clear ceilings
- 3 phase 480 volt power

# | DOWNTOWN OFFICE INVESTMENT FOR SALE |

2024 3RD AVE N, BIRMINGHAM, ALABAMA 35203



**Rich Vanchina, SIOR**  
205.492.3137  
rich@tessa-cre.com

**TESSA**  
COMMERCIAL REAL ESTATE



# | DOWNTOWN OFFICE INVESTMENT FOR SALE |

703 WESTERN DRIVE, MOBILE ALABAMA 36607



**Rich Vanchina, SIOR**  
205.492.3137  
rich@tessa-cre.com

**TESSA**  
COMMERCIAL REAL ESTATE