



# 6450 Trippel Road

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Theodore, AL 36582

Class A, Tilt-Up Concrete Construction

**25,000 - 80,000 SF Available For Lease**

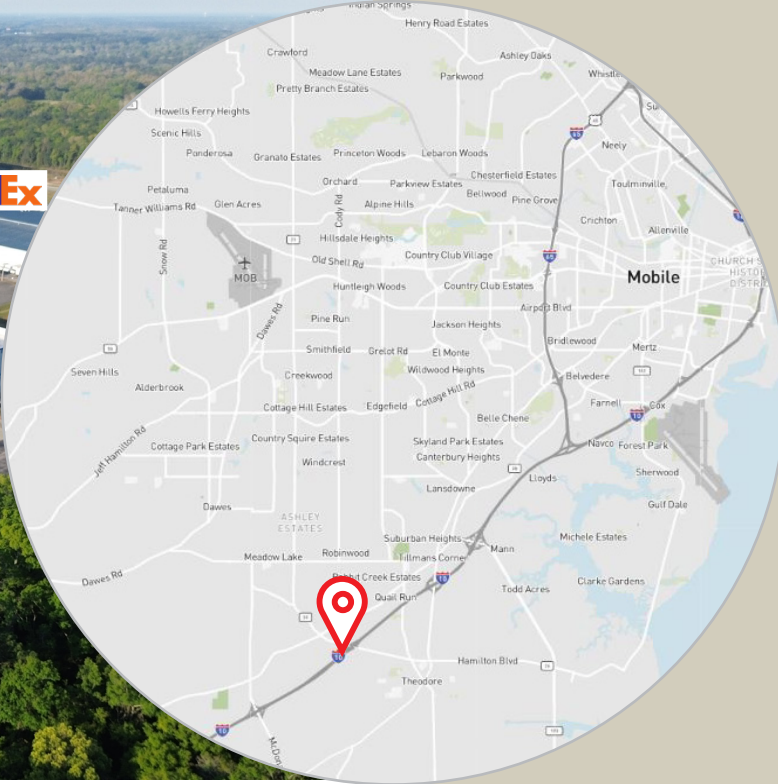
**Allen Garstecki**

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**Port City Commerce Park:** CenterPoint, FedEx, and Amazon



**I-10:** 0.4 miles  
**I-65:** 9 miles



**Mobile Regional Airport:** 10 miles  
**Mobile Aeroplex at Brookley:** 11.6 miles



**Walmart Distribution Center:** 7 miles



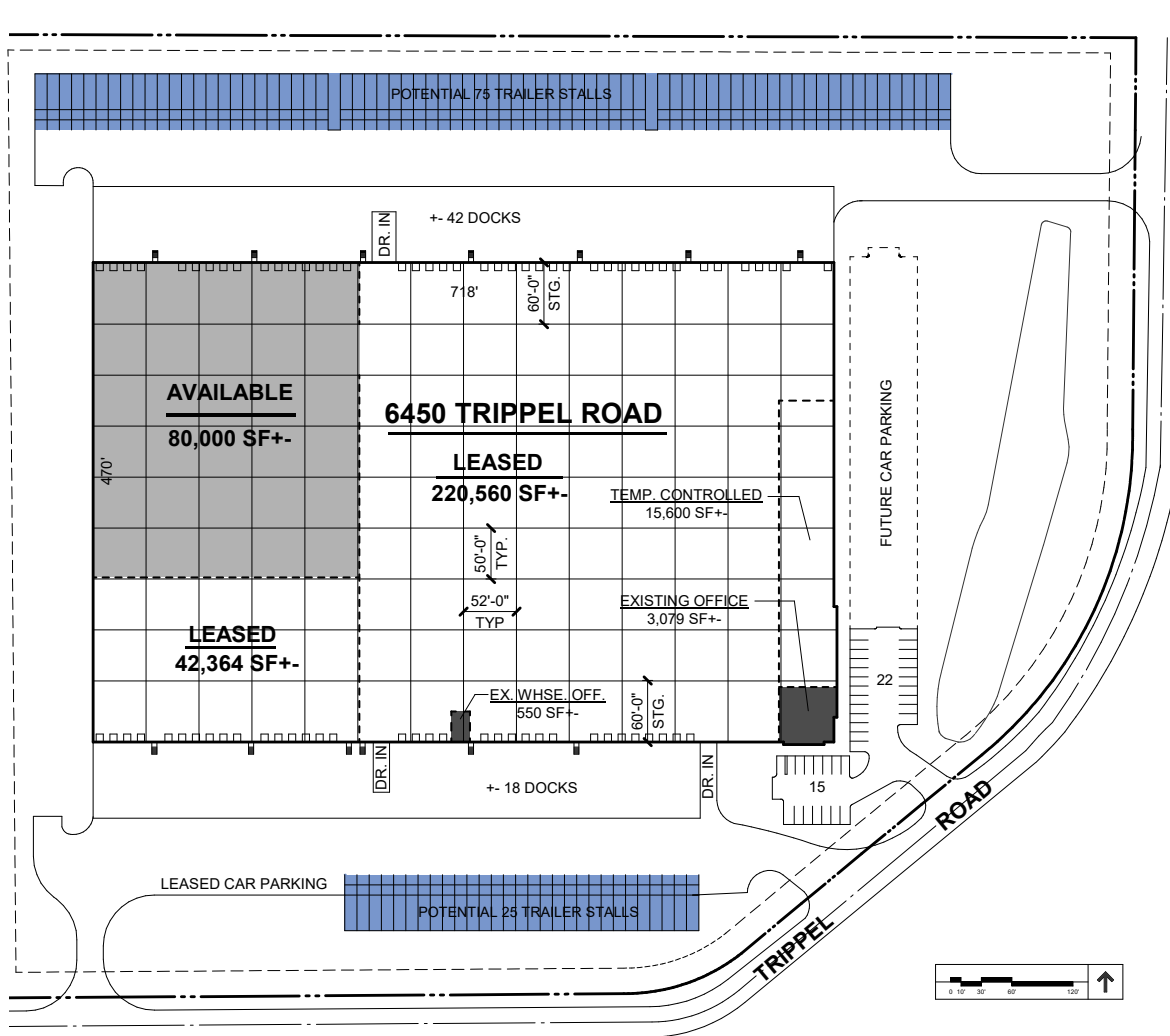
**Port of Mobile:** 13.5 miles  
**Ingalls Shipbuilding:** 25 miles

## Property Overview

|                          |                               |
|--------------------------|-------------------------------|
| <b>AVAILABLE SPACE</b>   | 25,000 - 80,000 SF            |
| <b>OFFICE SPACE</b>      | BTS                           |
| <b>CLEAR HEIGHT</b>      | 36'                           |
| <b>COLUMN SPACING</b>    | SB 62' x 52' ; T 50' x 52'    |
| <b>LIGHTING</b>          | T5 Fluorescent lighting       |
| <b>POWER</b>             | 800 amps/277v, 3 Phase 4 Wire |
| <b>DOCK DOORS</b>        | 60                            |
| <b>DRIVE IN DOORS</b>    | 3                             |
| <b>SPRINKLER SYSTEM</b>  | ESFR                          |
| <b>TRUCK COURT DEPTH</b> | 150'                          |
| <b>TRAILER PARKING</b>   | 100 Potential spaces          |









# Property Aerial Photography



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