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FOR SALE OR FOR LEASE

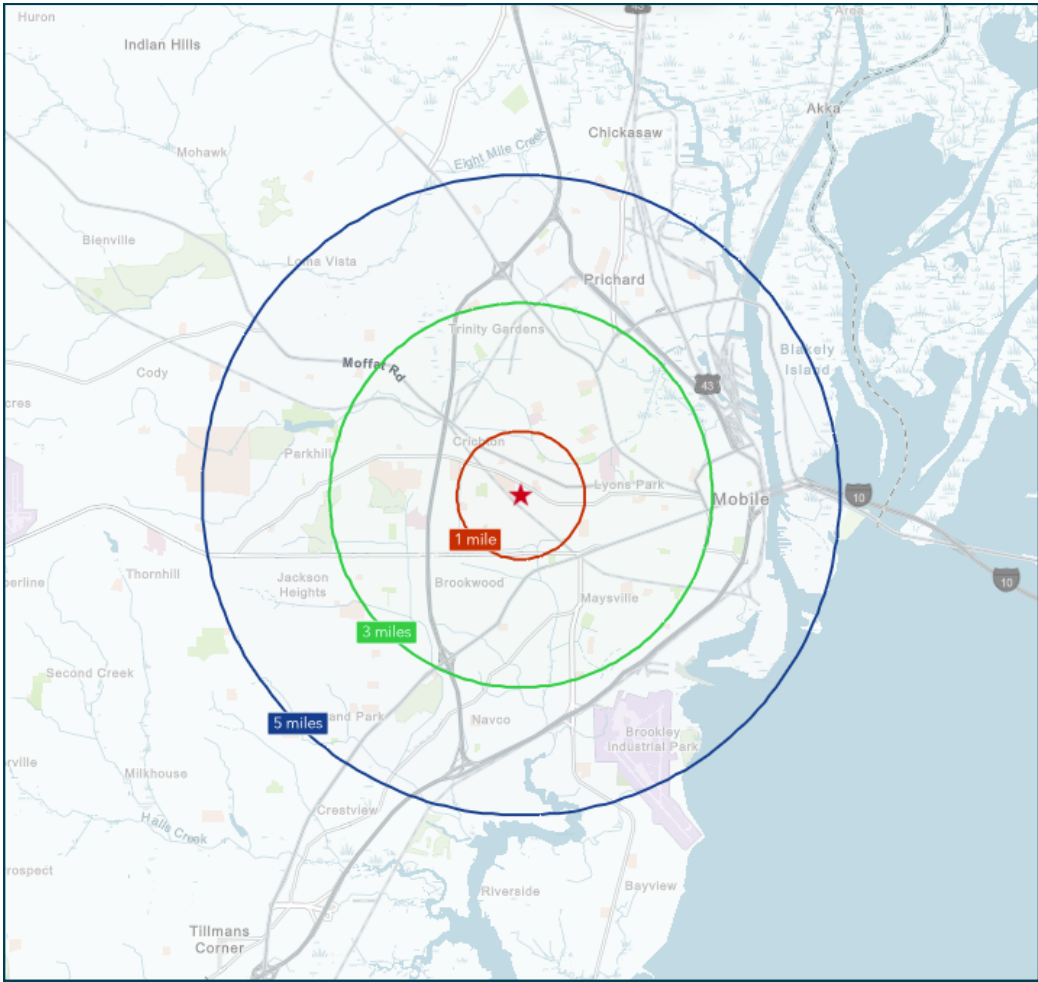
OFFICE/WAREHOUSE PROPERTY

2609 Cameron Street, Mobile, AL

Available

This versatile office/warehouse property features a heavy power (1,600 amps), secured truck court and parking, and newly renovated office space. The highly adaptable floor plan allows users to easily demolish existing office space to expand the warehouse footprint as required.

Building SF	± 29,233 SF
Land	2.30 AC
Office SF	22,295 SF
Heavy Power	1600 amp 208/120 volt 3-phase service - Automatic transfer switch with a 500kw back up generator
Zoning	B-2
Clear Height	20'
Notes	- Centrally located in town - Property is completely fenced and secured - Recently renovated/ move-in ready office space



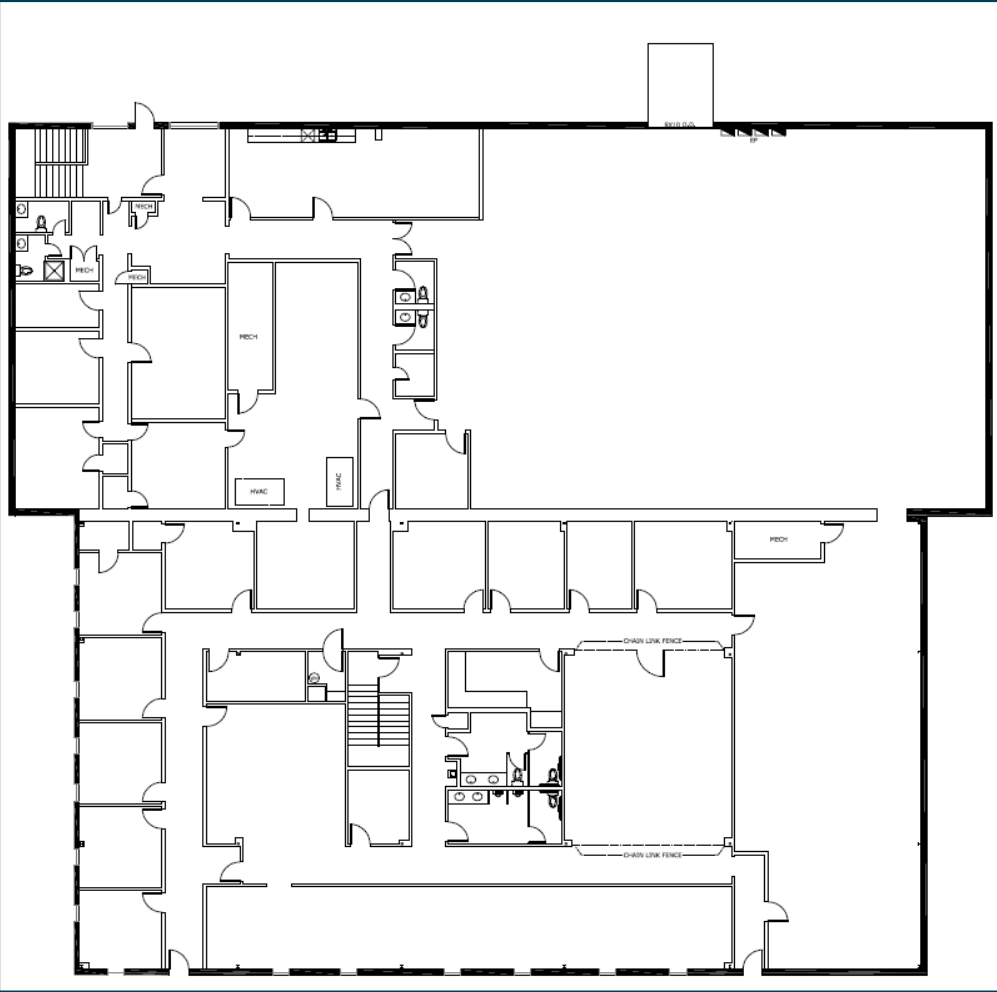
2026 Demographics	1 mile	3 miles	5 miles
Total Population	9,978	68,610	134,012
Total Households	4,555	30,580	58,140
Average HH Income	\$88,653	\$82,197	\$80,330
Daytime Population	11,139	100,744	185,509

Property Images



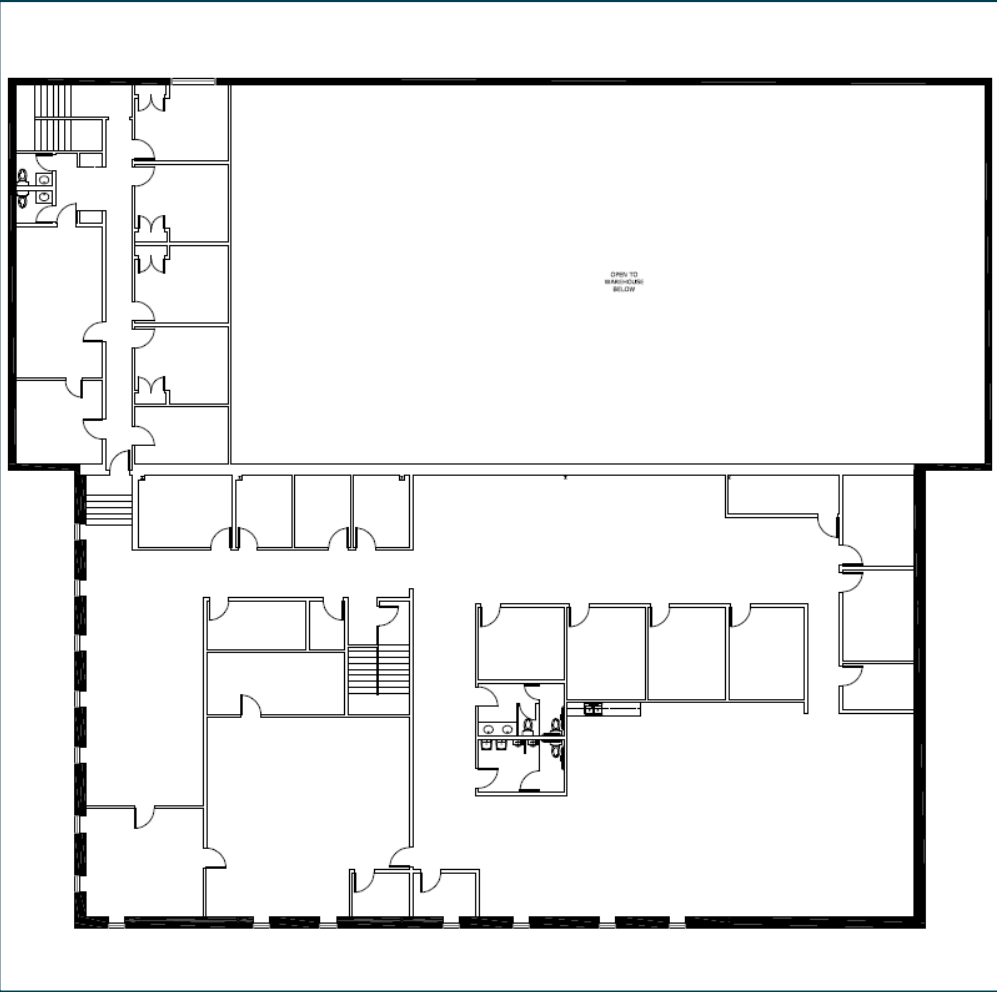
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Floor Plans



Floor 1

Warehouse: 6,938 SF
Office: 11,162 SF
Total: 18,100 SF



Floor 2

Office: 11,162 SF

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