COMMERCIAL BUILDINGS FOR SALE
WITH OPTIONAL PARTIAL LEASEBACK

Address:
15810-A State Highway 59 Foley, AL (the “Property”).
This property is being offered without a specified asking price.

Property Highlights:
The Property is composed of 3 buildings (totaling 56,000 SF) on a 5.15 acre land parcel. There is 518 feet of commercial highway frontage. There is a 40 Ft Strip to connect with County Road 28.

The Property has a central location within Baldwin County. This location is within one hours drive to two regional airports, Mobile, AL (MOB) and Pensacola, FL (PNS). There is easy access to the new Baldwin Beach Express. The I-10 (east to west corridor) is minutes away.

Currently, this commercial / industrial facility is being used by a wholesale company. The building has sections for Offices, Retail and Warehousing. The company is flexible in it’s occupancy needs and can either relocate to make the entire property available, or can downsize to a portion of the property and sign a lease with a new property owner for up to an estimated 50% of the Property. Another option is to divide and sell the front buildings or the rear building.
Floor layout Building #1 and #2 / Not Drawn to Scale.

OVERALL 40,700 SF
RETAIL AREA 35,750 SF
Climate/ Controled 23,750 SF
Upper Deck  3,000 SF
Warehouse  9,000 sf

15,000 SF Warehouse To Rear
Not attached

Potential Leaseback Area In Gray - Includes warehouse Building # 3 in the back.
All Other Space Retail Ready
Building #3 East Warehouse

West Elevation of Building #3  East Warehouse
East and South Elevation Building #3

Dimensions 100’ x 150’ x 24’
15,000 SF
Open Warehouse

2 Restrooms
2 Load Leveling Docks
2 Level Doors
2 passage doors

Construction type Steel Build
Elevated 6” heavy duty slab

Separate Power Meter

City Sewer and Water