

INDUSTRIAL PROPERTY FOR LEASE  
**HALLS MILL INDUSTRIAL PARK**  
4405 HALLS MILL RD, MOBILE, AL 36693



#### PROPERTY DESCRIPTION

Halls Mill Industrial Park is a multi-tenant industrial park in Mobile, Alabama totaling approximately 20,000 SF across 11 individual units. The park is well suited for small to mid-size industrial and service users, offering functional warehouse space with simple layouts and efficient access throughout the property. Its design supports day-to-day operations without excess complexity, making it a practical option for a range of light industrial uses.

#### LOCATION DESCRIPTION

Located along Halls Mill Road in Mobile, the property offers convenient access to I-10 and major routes serving the greater Mobile area. The location provides straightforward connectivity to downtown Mobile, the Port of Mobile, and surrounding industrial corridors, supporting both local and regional operations.

#### PROPERTY HIGHLIGHTS

- Functional mix of warehouse and office layouts
- Ideal for service, trade, and light industrial users
- On-site parking and efficient internal drive aisles
- Located in an established industrial corridor

#### OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	11
Available SF:	1,000 SF
Building Size:	20,000 SF

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#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$7.50 SF/yr

#### AVAILABLE SPACES

**SUITE   SIZE (SF)   LEASE TYPE   LEASE RATE   DESCRIPTION**

Unit B-2	1,000 SF	NNN	\$7.50 SF/yr	Suite B-2 is a 1,000 SF flex industrial unit featuring a functional warehouse layout with 12' ceiling height. The space is well suited for light industrial, service, or trade users seeking an efficient footprint within an established industrial park.
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