

4405 HALLS MILL RD

Mobile, AL 36606

Lease Rate:
\$7.50 / SF / YR

Warehouse Space
FOR LEASE





PROPERTY OVERVIEW

Highlights

- ±1,000 – 3,000 SF available
- Grade-level roll-up door access
- Located near I-10 (Exit 4 – Halls Mill Rd)
- Convenient access to Port of Mobile
- Ideal for service, trade, and light industrial users

Halls Mill Industrial Park offers functional small-bay warehouse space located along Halls Mill Road, one of Mobile's established industrial corridors. The property provides **convenient access to I-10, the Port of Mobile,** and surrounding commercial and industrial users.

Designed for practical use, the park features multiple warehouse units with **grade-level access** and efficient layouts. The property is well suited for contractors, service businesses, and light industrial users seeking straightforward, usable space without excess buildout.

Property Specs

Property Type

Industrial

Property Sub-Type

Warehouse / Flex

Total Building Size

±20,000 SF

Available Space

1,000 – 3,000 SF

Year Built

1987

Parking

Surface – Shared

Loading

Grade-Level Doors

Lease Term

36-60 Months

Tenancy

Multi-Tenant

FOR LEASE

\$7.50 / SF / YR (NNN)

Property Photos



Available Suites

Suite	Size	Description
B - 1	3,000 SF	Suite B-1 features a functional warehouse layout with two grade-level roll-up doors, allowing for efficient loading and workflow. The space includes a small office component and private restroom, making it well suited for contractors, service users, or light industrial operations requiring a practical footprint.
B - 2	1,000 SF	Suite B-2 offers $\pm 1,000$ SF of warehouse space with a 12' ceiling height and efficient open layout. The space is ideal for storage, small service users, or businesses needing a compact and functional industrial unit within an established park.
G - 1 & 2	2,000 SF	$\pm 2,000$ SF flex industrial suite with a functional warehouse layout, 12' clear height, and grade-level loading. Designed for efficient operations, the space is ideal for service contractors, light industrial users, or small distribution needs, with easy access and a central location in Mobile's primary industrial corridor.

The property offers flexible suite sizes ranging from $\pm 1,000$ SF to $\pm 3,000$ SF, providing options for a variety of small to mid-size industrial users. Each unit is designed for practical functionality with warehouse space, roll-up door access, and minimal office buildout, allowing tenants to operate efficiently without unnecessary overhead.

LOCATION & ACCESS

Mobile, Alabama



Location Overview

The property is located along Halls Mill Road in Mobile, providing direct access to I-10 and connectivity throughout the greater Mobile area. The site offers convenient access to the Port of Mobile and surrounding industrial corridors, making it well positioned for both local and regional operations.

- Quick access to I-10
- 15–20 minutes to Port of Mobile
- Central location within Mobile industrial corridor

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Owner

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