



# 6450 Trippel Road

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Theodore, AL 36582

Class A, Tilt-Up Concrete Construction

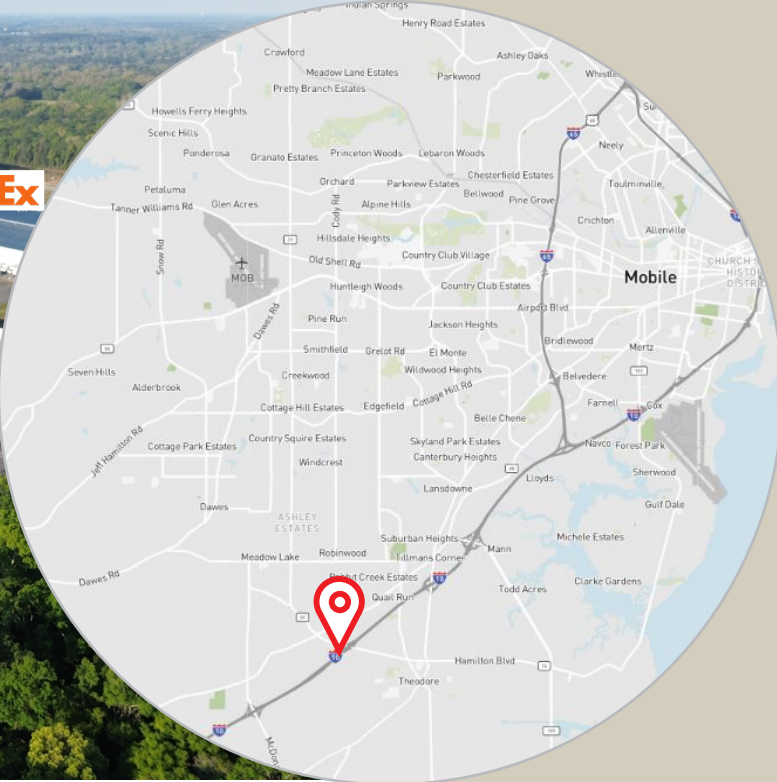
**300,560 SF Available For Lease**

**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

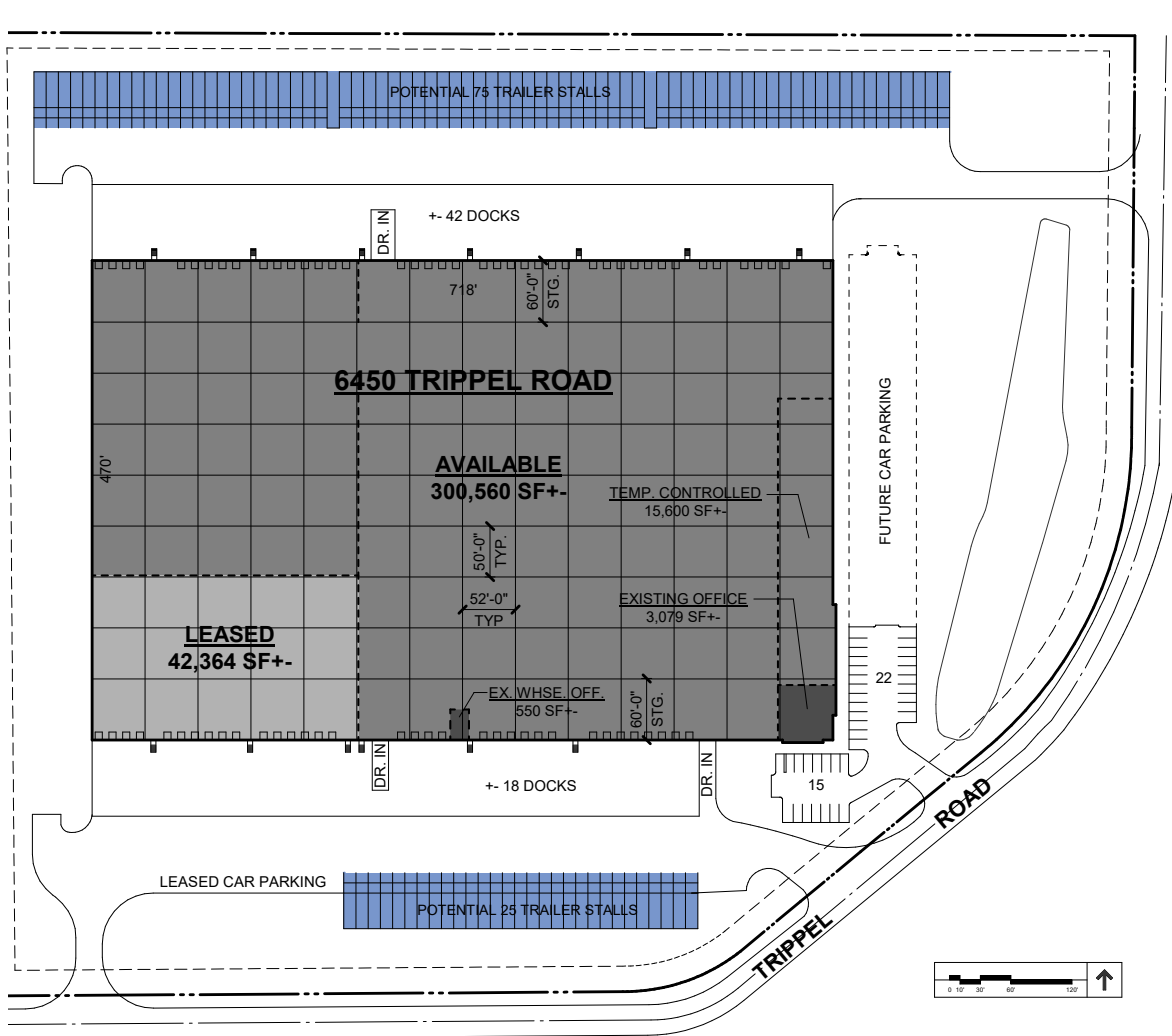
## Property Overview

<b>AVAILABLE SPACE</b>	300,560 SF
<b>OFFICE SPACE</b>	3,079 SF
<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>OVERHEAD CRANE</b>	15 ton OH Crane
<b>SPRINKLER SYSTEM</b>	ESFR
<b>TRUCK COURT DEPTH</b>	150'
<b>TRAILER PARKING</b>	100 Potential spaces





# Property Site Plan



# Property Aerial Photography



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