



# Baldwin County Association of REALTORS®

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# Baldwin County

**Industrial  
Properties**  
For Lease and  
For Sale  
Fall 2008



This report is available on the Center for Real Estate Studies (CRES) website:

<http://cres.southalabama.edu/>

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“Education you can use”



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**Mitchell College of Business**  
**Center for Real Estate Studies**

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# Introduction

The following report is one of four commercial reports generated by the Mitchell College of Business, Center for Real Estate Studies.

This report contains information for Fall 2008 Industrial properties. Readers are reminded that the data covers advertised "for lease" and "for sale" data only. All final sale information is excluded.

The information source for the Industrial data is the Commercial Property Directory, Birmingham, AL.

In addition to the Industrial report, the center provides three other commercial reports (Land, Office and Retail) can be found on the Center for Real Estate Studies website: <http://cres.southalabama.edu>

For your convenience you can [click](#) on the links to see the various pages and tables listed in the Table of Contents.

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# Industrial Properties - Baldwin County For Lease and For Sale

Fall 2008

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# Baldwin County Report Summary

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## 2008 Advertised Industrial Properties for Lease:

Total Properties Listed .....	8
Asking Lease Rate per S.F. ....	Median \$5.75 on 6 Properties Reporting
Building S.F. ....	Median 9,320 on 5 Properties Reporting
Total Building S.F. ....	225,814 on 5 Properties Reporting
Total Available S.F. ....	255,227 on 8 Properties Reporting
Available S.F. ....	Median 9,020 on 8 Properties Reporting

## 2008 Advertised Industrial Properties for Sale:

Total Properties Listed .....	12
Sales Price .....	Median \$647,000 on 12 Properties Reporting
Building S.F. ....	Median 40,000 on 3 Properties Reporting
Sales Price per Building S.F. ....	Median \$39.88 on 5 Properties Reporting
Site S.F. ....	Median 130,680 on 11 Properties Reporting
Sales Price per Site S.F. ....	Median \$3.27 on 11 Properties Reporting

**Note: This data covers only properties advertised for lease and for sale as an indication of current market activity. They do not represent the total inventory. For example, the building s.f. represents only buildings that are advertised with available space. Owner-occupied property is excluded, also.**

# Baldwin County

## Zip Code, City and Area Code

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Zip Code	City	Area Code
36507	Bay Minette	251
36511	Bon Secour	251
36526	Daphne	251
36527	Spanish Fort	251
36530	Elberta	251
36532	Fairhope	251
36533	Fairhope	251
36535	Foley	251
36536	Foley	251
36542	Gulf Shores	251
36547	Gulf Shores	251
36549	Lillian	251
36550	Little River	251
36551	Loxley	251
36555	Magnolia Springs	251
36559	Montrose	251
36561	Orange Beach	251
36562	Perdido	251
36564	Point Clear	251
36567	Robertsdale	251
36574	Seminole	251
36576	Silverhill	251
36577	Spanish Fort	251
36578	Stapleton	251
36579	Stockton	251
36580	Summerdale	251

26 Total Baldwin County



Table 1.

## Baldwin Market Watch

### Industrial Properties

Fall 2008

### Advertised For Lease

#### Asking Lease Rate per S.F. by Property

Zip Code	Asking Lease Per S.F. (\$)	Total Advertised S.F.
36526	\$7.04	5,625
36526	\$6.25	6,820
36527		
36532	\$6.00	9,320
36535	\$4.50	94,049
36542	\$5.50	
36551		110,000
36578	\$4.16	
Median	\$5.75	9,320
Properties Reporting	6	5



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Table 2.

# Baldwin Market Watch

## Industrial Properties

Fall 2008

Advertised For Lease

### Vacancy Rate by Property

Zip Code	Total Advertised S.F.	Advertised Available S.F.	Calculated Vacancy Rate (%)
36526	5,625	3,750	67%
36526	6,820	6,820	100%
36527		8,720	
36532	9,320	9,320	100%
36535	94,049	94,049	100%
36542		15,368	
36551	110,000	110,000	100%
36578		7,200	
<b>Total</b>	<b>225,814</b>	<b>255,227</b>	
Median	9,320	9,020	
Properties Reporting	5	8	



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## Baldwin Market Watch

### Industrial Properties

Fall 2008

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Table 3.

## Total Market of Industrial Properties Advertised for Lease

Zip Code	Property Name	Address	City	Year Built	Total S.F.	Lease Price Per S.F.	Available S.F.	Agent Name & Phone #
36526	Daphne Office-Warehouse	9101 Milton Jones Rd	Daphne		5625	7.04	3750	Dennis Frodsham (251)990-6622
36526	Daphne Commercial Park	7980 American Way	Daphne	2007	6820	6.25	6820	Louise McCown (251)990-662
36527	Highway 31 Warehouse	33112 Highway 31	Stapleton				8720	Mitchum Jackson (251)479-8606
36532	Taupeka Warehouse Building	807 Nichols Street	Fairhope	1978	9320	6	9320	Bob Taupeka (251)928-3712
36535	Peavey Electronics Building	410 East Section Ave	Foley			4.5	94049	Debra Price (251)438-4312
36542	Hard Drive Commercial Park	9281 Hard Drive	Foley			5.5	15368	C. David Tisher (251)438-4312
36551	Warehouse Space	Railroad Ave	Loxley	2000	110000		110000	Mitchum Jackson (251)479-8606
36578	7200 SF - Stapleton, AL	Hwy 59	Stapleton			4.16	7200	Joseph Everson (251)943-5989



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## Baldwin Market Watch Industrial Properties

Fall 2008

### Advertised For Sale

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#### Advertised Sale Price Per S.F. by Property

Zip Code	Advertised Sales Price	Advertised Building S.F.
36507	\$499,000	
36507	\$125,000	
36507	\$155,000	
36507	\$999,999	
36526	\$175,000	
36530	\$399,000	
36535	\$1,595,000	40,000
36542	\$795,000	
36542	\$850,000	11,000
36551	\$1,342,050	
36551	\$4,000,000	110,000
36567	\$339,900	
Median	\$647,000	40,000
Properties Reporting	12	3



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## Baldwin Market Watch

### Industrial Properties

#### Fall 2008

### Advertised For Sale

Table 5.

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#### Price Per S.F by Property

Zip Code	Sales Price	Building S.F.	Site S.F.*	Acres	Sales Price per Building S.F.	Sales Price per Site S.F.
36507	\$499,000	20,000	130,680	3	\$24.95	\$3.82
36507	\$125,000		130,680	3		\$0.96
36507	\$155,000		174,240	4		\$0.89
36507	\$999,999					
36526	\$175,000		73,616	1.69		\$2.38
36530	\$399,000		121,968	2.8		\$3.27
36535	\$1,595,000	40,000	174,240	4	\$39.88	\$9.15
36542	\$795,000	15,368	51,401	1.18	\$51.73	\$15.47
36542	\$850,000	11,000	60,113	1.38	\$77.27	\$14.14
36551	\$1,342,050		1,502,820	34.5		\$0.89
36551	\$4,000,000	110,000	566,280	13	\$36.36	\$7.06
36567	\$339,900		217,800	5		\$1.56
Median	\$647,000	20,000	130,680	3		
Properties Reporting	12	5	11	11	5	11
Median Sales Price Per Building S.F.					\$39.88	
Median Sales Price Per Site S.F.						\$3.27

\*Site S.F. obtained by converting acreage listed to square feet by using the conversion factor: 1 acre = 43560 square feet



Table 6.

# Baldwin Market Watch Industrial Properties

Fall 2008

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## Masterfile of Industrial Properties Advertised for Sale

Zip Code	Property Name	Address	City	Sales Price	Site S.F.	Building S.F.	Agent Name & Phone #
36507	Industrial Property	Former Bay Minette Industrial Park	Bay Minette	499000	130680	20000	Dane Haygood (251)463-2888
36507	Industrial Lot	Former Bay Minette Industrial Park	Bay Minette	125000	130680		Dane Haygood (251)463-2888
36507	Industrial Lot	Former Bay Minette Industrial Park	Bay Minette	155000	174240		Dane Haygood (251)463-2888
36507	40 Acre Industrial Tract	US Hwy 31	Bay Minette	999999			Dane Haygood (251)463-2888
36526	Lot 1 Unit 2 Commercial Pk	0 American Way	Daphne	175000	73616		Louise McCown (251)990-6622
36530	10370 South Highway 95	10370 South Highway 95	Elberta	399000	121968		David Milstead (251)943-5223
36535	Hadley Road Warehouse	30245 Hadley Road	Foley	1595000	174240	40000	Tim Herrington (251)478-7223
36542	Hard Drive Commercial Pk	9281 Hard Drive	Foley	795000	51401	15368	C. David Tisher (251)438-4312
36542	801 Commerce Drive	801 Commerce Drive	Gulf Shores	850000	60113	11000	Bonita York (251)747-4600
36551	Approved Commercial Park	4.5 miles N of I-10 Hwy 59	Loxley	1342050	1502820		Joe Steen (251)478-8840
36551	Warehouse Space	Railroad Ave	Loxley	4000000	566280	110000	Mitchum Jackson (251)479-8606
36567	17242 County Road 54	17242 County Road 54	Robertsdale	339900	217800		Chad Slaton (251)476-6000