



Baldwin County Association of REALTORS®

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Baldwin County

**Industrial
Properties**
For Lease and
For Sale
Summer 2009



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"



UNIVERSITY OF SOUTH ALABAMA
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 Summer 2009 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. www.commercialpropertydirectory.com

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>

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Industrial Properties Baldwin County For Lease and For Sale Summer 2009

Table of Contents

Introduction	Page - 2
Baldwin County Report Summary	Page - 4
List of Zip Codes	Page - 5
Table 1: Asking Lease Rate per Square Foot (S.F.) by Property	Page - 6
Table 2: Vacancy Rate by Property	Page - 7
Table 3: Total Market of Industrial Properties Advertised for Lease	Page - 8
Table 4: Advertised Sales Price per S.F. by Property	Page - 9
Table 5: Sales Price per S.F. by Property	Page - 10
Table 6: Total Market of Industrial Properties Advertised for Sale	Pages 11-12

Industrial Properties Baldwin County Report Summary

2009 Advertised Industrial Properties for Lease:

Total Properties Listed	12
Asking Lease Rate per S.F.	Median \$5.25 on 12 Properties Reporting
Advertised S.F.	Median 9,320 on 7 Properties Reporting
Total Advertised S.F.	152,694 on 7 Properties Reporting
Total Available S.F.	215,274 on 12 Properties Reporting
Available S.F.	Median 7,690 on 12 Properties Reporting

2009 Advertised Industrial Properties for Sale:

Total Properties Listed	14
Sales Price	Median \$205,000 on 14 Properties Reporting
Building S.F.	Median 20,000 on 3 Properties Reporting
Sales Price per Building S.F.	Median \$57.03 on 3 Properties Reporting
Site S.F.	Median 152,460 on 6 Properties Reporting
Sales Price per Site S.F.	Median \$1.69 on 6 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

Zip Code	City	Area Code
36502	Atmore	251
36507	Bay Minette	251
36511	Bon Secour	251
36526	Daphne	251
36527	Spanish Fort	251
36530	Elberta	251
36532	Fairhope	251
36535	Foley	251
36542	Gulf Shores	251
36549	Lillian	251
36550	Little River	251
36551	Loxley	251
36555	Magnolia Springs	251
36561	Orange Beach	251
36562	Perdido	251
36567	Robertsdale	251
36574	Seminole	251
36576	Silverhill	251
36578	Stapleton	251
36579	Stockton	251
36580	Summerdale	251

21 Total Zip Codes





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Table 1.

Industrial Properties

Summer 2009

Advertised For Lease

Asking Lease Rate per S.F. by Property

Zip Code	Asking Lease Per S.F. (\$)	Total Advertised S.F.
36526	\$6.00	6,035
36526	\$7.04	5,625
36527	\$0.57	8,720
36527	\$0.70	2,500
36532	\$6.00	9,320
36535	\$4.50	94,049
36535	\$5.00	20,000
36535	\$6.00	10,500
36535	\$5.50	6,000
36551	\$0.38	40,000
36578	\$4.16	7,200
36578	\$7.50	7,200
Median	\$5.25	7,960
Properties Reporting	12	12



Table 2.

Industrial Properties

Summer 2009

Advertised For Lease

Vacancy Rate by Property

Zip Code	Total Advertised S.F.	Advertised Available S.F.	Calculated Vacancy Rate (%)
36526		6,035	
36526	5,625	3,750	67%
36527		8,720	
36527		2,500	
36532	9,320	9,320	100%
36535	94,049	94,049	100%
36535	20,000	20,000	100%
36535	10,500	10,500	100%
36535	6,000	6,000	100%
36551		40,000	
36578		7,200	
36578	7,200	7,200	100%
Total	152,694	215,274	
Median	9,320	7,960	
Properties Reporting	7	12	



Table 3.

Industrial Properties

Summer 2009

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	TK Business Park - HVAC Warehouse	1018 Stanton Road	Daphne			\$6.00	6,035	LaSha Powell 251-928-9890
36526	Daphne Office-Warehouse	9101 Milton Jones Rd	Daphne		5,625	\$7.04	3,750	Dennis Frodsham 251-990-6622
36527	Highway 31 Warehouse	33112 Highway 31	Stapleton			\$0.57	8,720	Mitchum Jackson 251-479-8606
36527	Bunny Bread Warehouse	11100 Old US HWY 31	Timber Creek			\$0.70	2,500	Marl Cummings 251-476-6000
36532	Taupeka Warehouse Building	807 Nichols Street	Fairhope	1,978	9,320	\$6.00	9,320	Bob Taupeka 251-928-3712
36535	Peavey Electronics Building	410 East Section Ave	Foley		94,049	\$4.50	94,049	C.David Tisher 251-438-4312
36535	9152 Hard Drive	9152 Hard Drive	Foley	2,006	20,000	\$5.00	20,000	Adam Metcalfe 251-432-2600
36535	Braco III	9831 Hard Drive	Foley	2,006	10,500	\$6.00	10,500	Jeff Barnes 251-943-5989
36535	Braco II	9365 Hard Drive	Foley	2,005	6,000	\$5.50	6,000	Jeff Barnes 251-943-5989
36551	Railroad Avenue Industrial	28080 Railroad Avenue	Loxley			\$0.38	40,000	Danna Booth 251-478-7223
36578	7200 SF - Stapleton, AL	Hwy 59	Stapleton			\$4.16	7,200	Joseph Everson 251-943-5989
36578	Warehouse for Lease	36220 Highway 59	Stapleton	2,006	7,200	\$7.50	7,200	Jeanne McKay 251-626-1970



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Industrial Properties

Summer 2009

Advertised For Sale

Table 4.

Advertised Sale Price Per S.F. by Property

Zip Code	Advertised Sales Price	Advertised Building S.F.
36507	\$499,000.00	20,000
36507	\$125,000.00	
36507	\$155,000.00	
36507	\$999,999.00	
36526	\$175,000.00	
36551	\$165,000.00	
36551	\$1,190,250.00	
36551	\$125,000.00	
36551	\$3,650,000.00	64,004
36551	\$235,000.00	
36578	\$819,000.00	10,800
36580	\$49,900.00	
36580	\$106,000.00	
36580	\$760,000.00	
Median	\$205,000	20,000
Properties Reporting	14	3



Industrial Properties

Summer 2009

Advertised For Sale

Price Per S.F by Property

Table 5.

Zip Code	Sales Price	Building S.F.	Site S.F.*	Acres	Sales Price per Building S.F.	Sales Price per Site S.F.
36507	\$499,000.00	20,000	130,680	3	\$24.95	\$3.82
36507	\$125,000.00		130,680	3		\$0.96
36507	\$155,000.00		174,240	4		\$0.89
36507	\$999,999.00					
36526	\$175,000.00		72,310	1.66		\$2.42
36551	\$165,000.00					
36551	\$1,190,250.00		1,502,820	34.5		\$0.79
36551	\$125,000.00					
36551	\$3,650,000.00	64,004	871,200	20	\$57.03	\$4.19
36551	\$235,000.00					
36578	\$819,000.00	10,800			\$75.83	
36580	\$49,900.00					
36580	\$106,000.00					
36580	\$760,000.00					
Median	\$205,000	20,000	152,460	3.5		
Properties Reporting	14	3	6	6	3	6
Median Sales Price Per Building S.F.					\$57.03	
Median Sales Price Per Site S.F.						\$1.69

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



Table 6.

Industrial Properties

Summer 2009

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	Bay Minette - Industrial Property	Former Bay Minette Industrial Park	Bay Minette	\$499,000.00	20,000	130,680	Dane Haygood 251-626-7200
36507	Bay Minette - Industrial Lot	Former Bay Minette Industrial Park	Bay Minette	\$125,000.00		130,680	Dane Haygood 251-626-7201
36507	Bay Minette - Industrial Lot	Former Bay Minette Industrial Park	Bay Minette	\$155,000.00		174,240	Dane Haygood 251-626-7202
36507	Bay Minette - 40 Acre Industrial Tract	US Hwy 31	Bay Minette	\$999,999.00			Dane Haygood 251-626-7203
36526	Lot 1 Unit 2 Daphne Commercial Park	0 American Way	Daphne	\$175,000.00		187,308	Louise McCown 251-990-6622
36551	Lot 2-A Loxley I-10 Business Park East	County Road 49 North	Loxley	\$165,000.00			Joseph G. Betbeze 251-476-4111
36535	Approved Commercial Park 34.5 Acres	4.5 Miles North of I-10 Hwy 59	Loxley	\$1,190,250.00		0	Joe Steen 251-478-8840
36542	Commerical Lot 29990 Hwy 49 North Loxley	29990 North Hwy 49	Loxley	\$125,000.00			Joe Steen 251-478-8841
36542	Office/Warehouse Complex	26532 Railroad Ave	Loxley	\$3,650,000.00	64,004	0	Joe Steen 251-478-8842
36551	Loxley I-10 Business Park	Hwy 59	Loxley	\$235,000.00			David Cooper 251-639-4007



Table 6.

Industrial Properties

Summer 2009

Masterfile of Industrial Properties Advertised for Sale

Zip Code	Property Name	Address	City	Sales Price	Site S.F.	Building S.F.	Agent Name & Phone #
36578	Upscale Executive Offices & Warehouse	36220 Highway 59	Stapleton	\$819,000.00	10,800		Jeanne McKay 251-626-1970
36580	Circle D Commercial Park	20 Cypress Avenue	Summerdale	\$49,900.00			LaSha Powell 251-928-9892
36580	Circle D Commercial Park - 2 lots	6 Wynn Road	Summerdale	\$106,000.00			LaSha Powell 251-928-9892
36580	Circle D Commercial Pk - Bulk Sale	3 Wynn Road	Summerdale	\$760,000.00			LaSha Powell 251-928-9892