FOR LEASE

3501 North

3501 1st Ave N, Birmingham, AL 35222

Rare Warehouse / Showroom Opportunity



±144,300 SF Available

Recent Rennovations Completed

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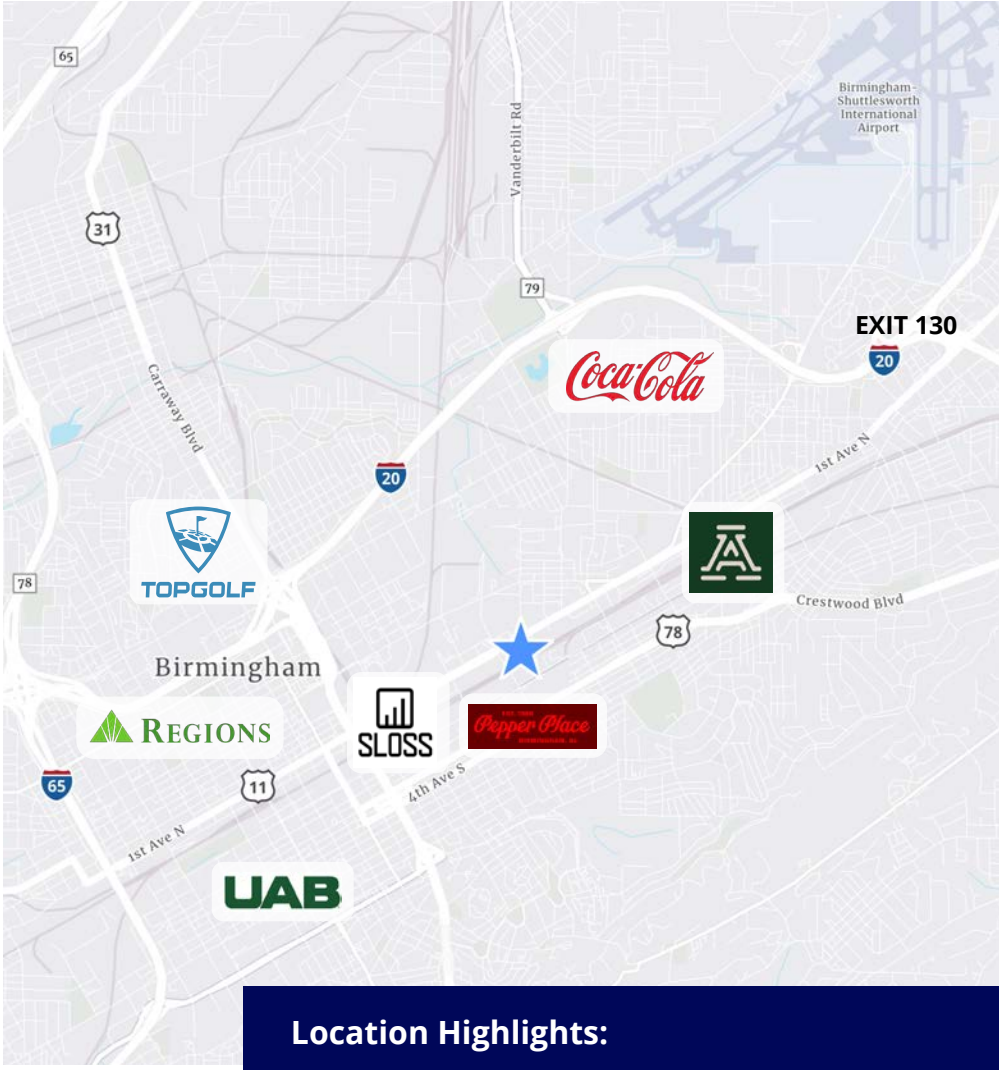
Property Overview

Address	3501 1st Ave N, Birmingham, AL
County	Jefferson
Year Built	1965 original construction
Year Rennovated	2026 - new exterior paint, paved parking lot, and seal coat
Total Building Size	245,000 SF
Available SF	±144,300 SF
Acreage/Truck Court	9 acres total with large fully fenced/ concrete truck court
Tenancy	Multiple
Construction	Brick and concrete tilt-up
Dock Doors	20
Ceiling Height	18’ - 20’
Fire Suppression	Wet/dry sprinkler system throughout the building
Lighting	LED
Rail Service	NS Service into building (10 cars capable)
Office Build Out	To-suit tenant needs
Zoning	M1; Light Industrial City of Birmingham
Floor	6” slab - excellent condition
Parking	Trailer storage and parking available
Lighting	LED



Location Highlights:

- Immediate access to interstates, airport, and Birmingham CBD
- Rare downtown bulk space availability
- Near amenities and attractions including Back 40 Beer Company, Sloss Furnace, Avondale Brewery, BJCC Uptown Entertainment District

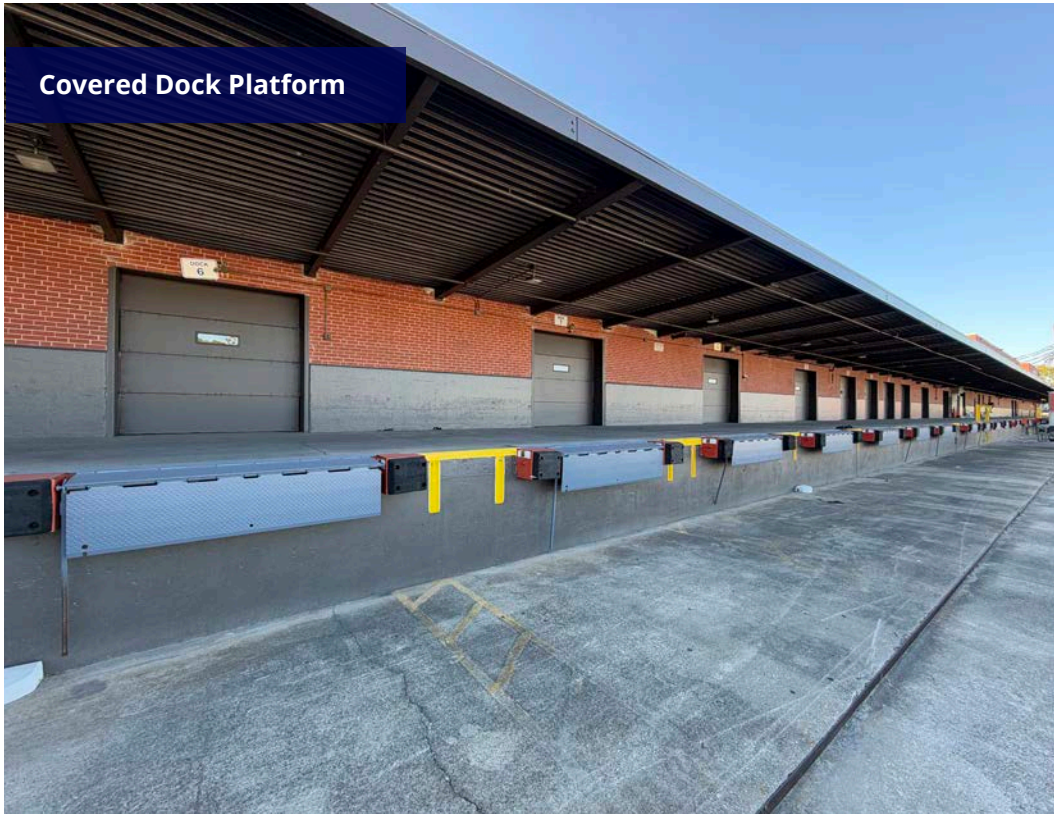
For Pricing:
Contact Brokers



Recent Parking Lot Paving and Seal Coat



New Exterior Paint

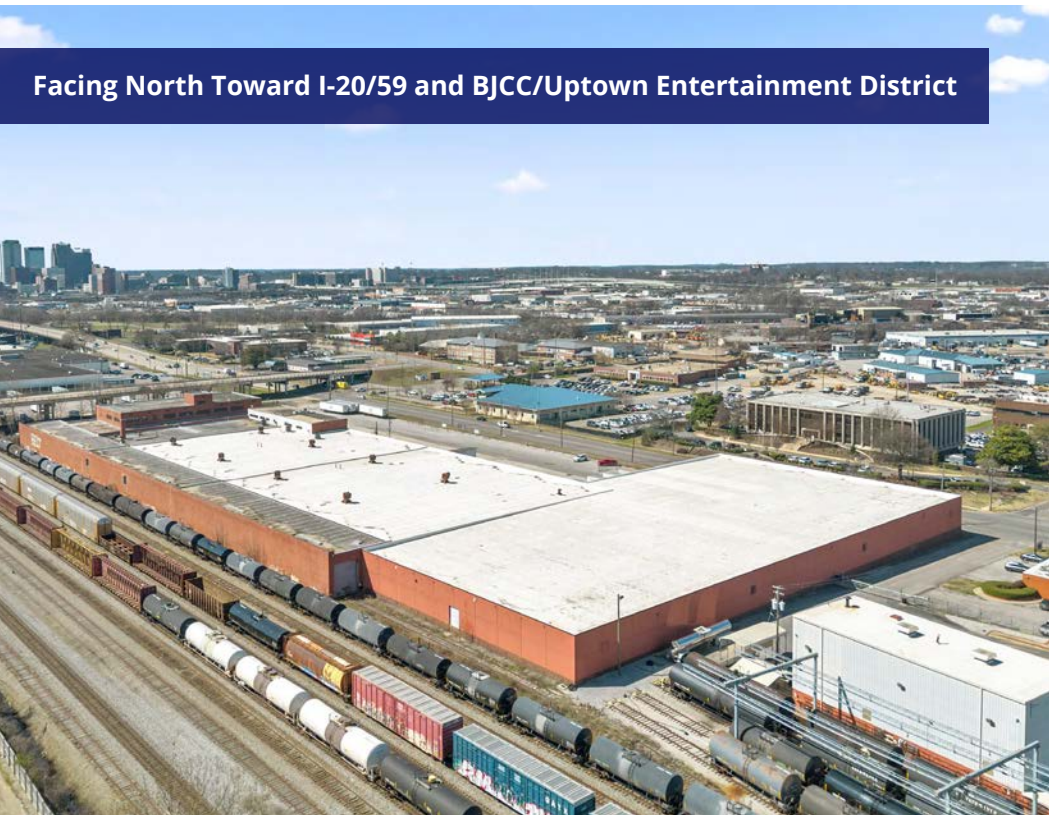


Covered Dock Platform

Facing East Toward Birmingham Intl. Airport



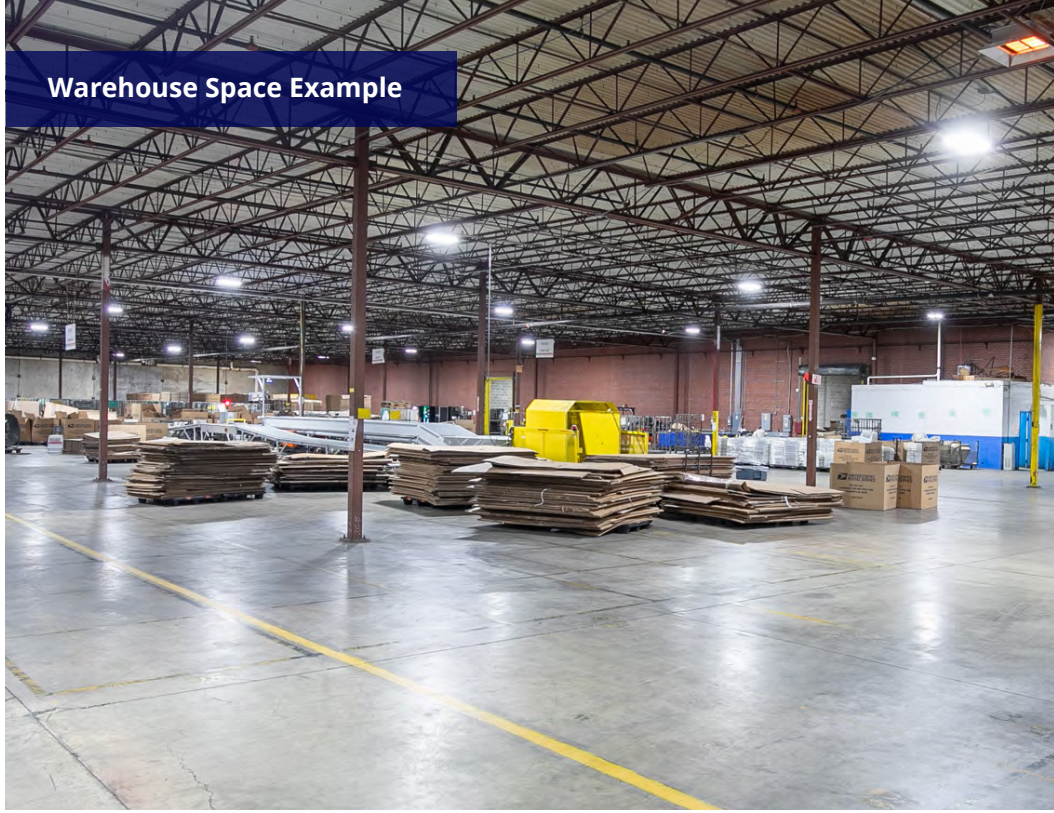
Facing North Toward I-20/59 and BJCC/Uptown Entertainment District



Facing West Toward Birmingham CBD




Tenant Space Used as Showroom


Warehouse Space Example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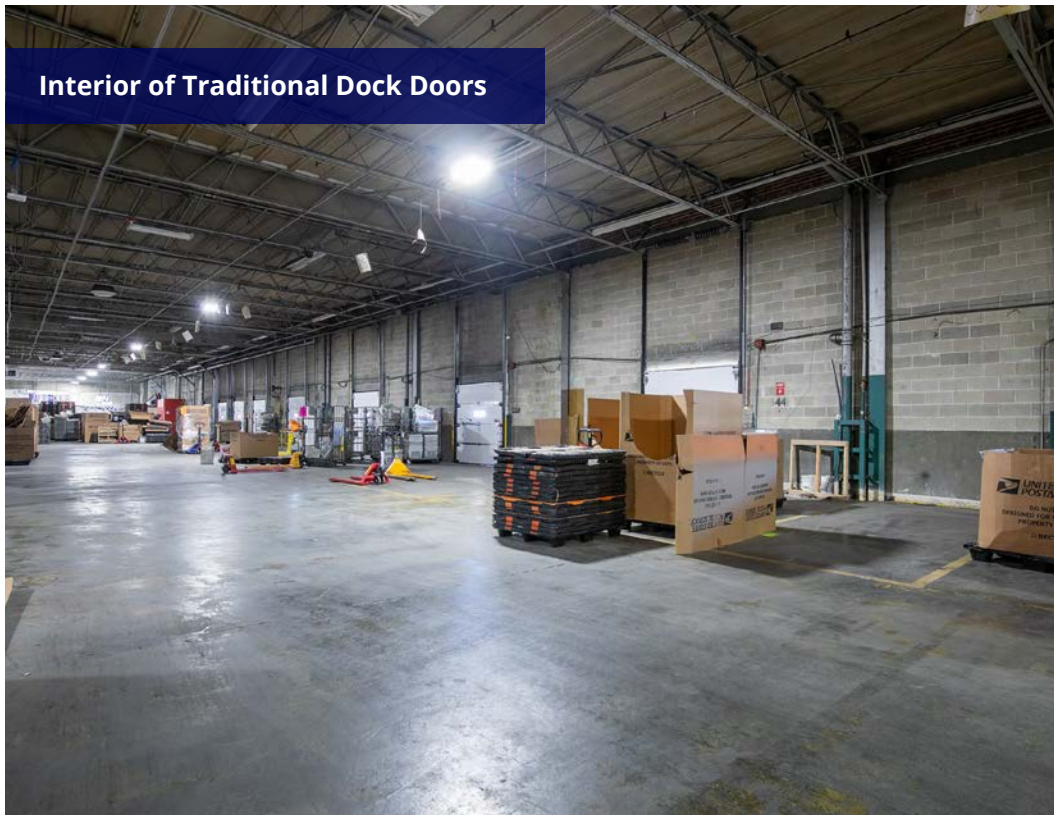
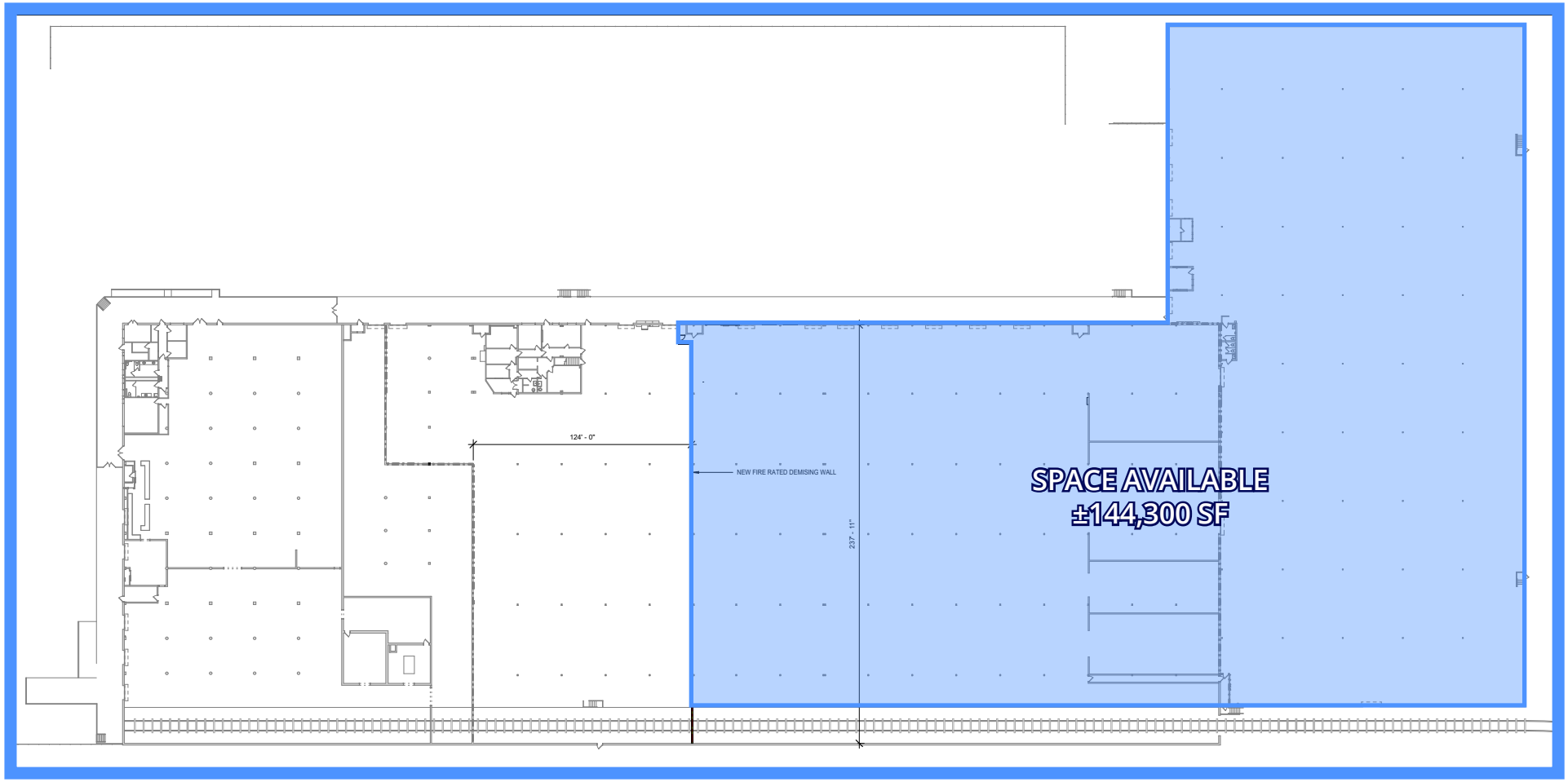

Interior of Traditional Dock Doors

Space Plan



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Area Map



1	3	3	3	5
MILE TO I-20/59	MILES TO I-65	MILES TO US-78	MILES TO US-31	MILES TO US-280

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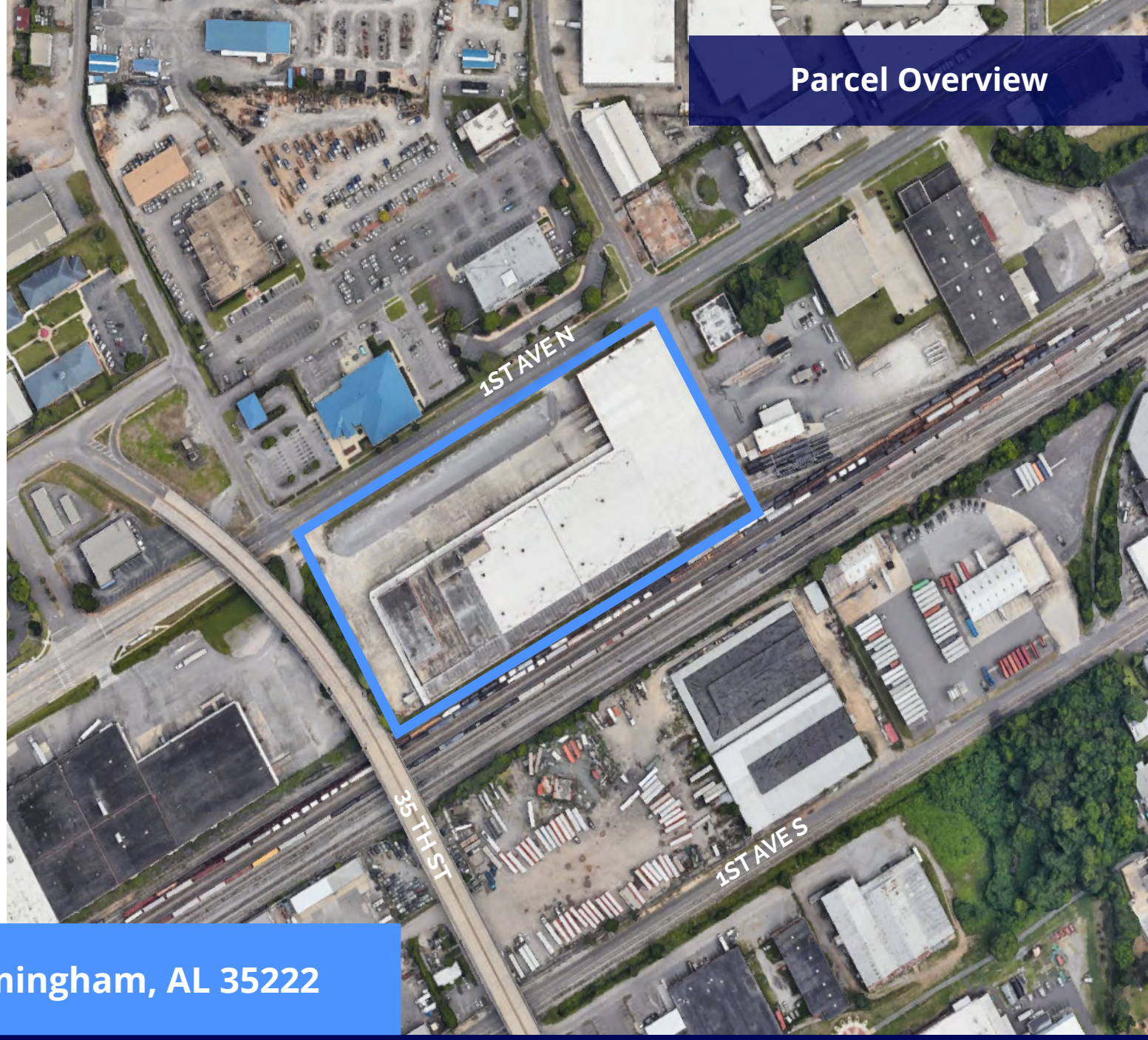
Parcel Overview



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