



FOR LEASE

±30,000 SF Office / Warehouse Space

3809 1st Avenue North, Birmingham, AL, 35222

Tripp Alexander, CCIM, SIOR

Partner, Dir. of Industrial Services
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM

Senior Associate
+1 205 949 2692
joe.azar@colliers.com

Colliers | Alabama

880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955



Property Overview

Address 3809 1st Avenue North, Birmingham, AL 35222

Building Size ±30,000 SF

Office Size ±2,000 SF

Zoning M-1, City of Birmingham

Warehouse Specifications

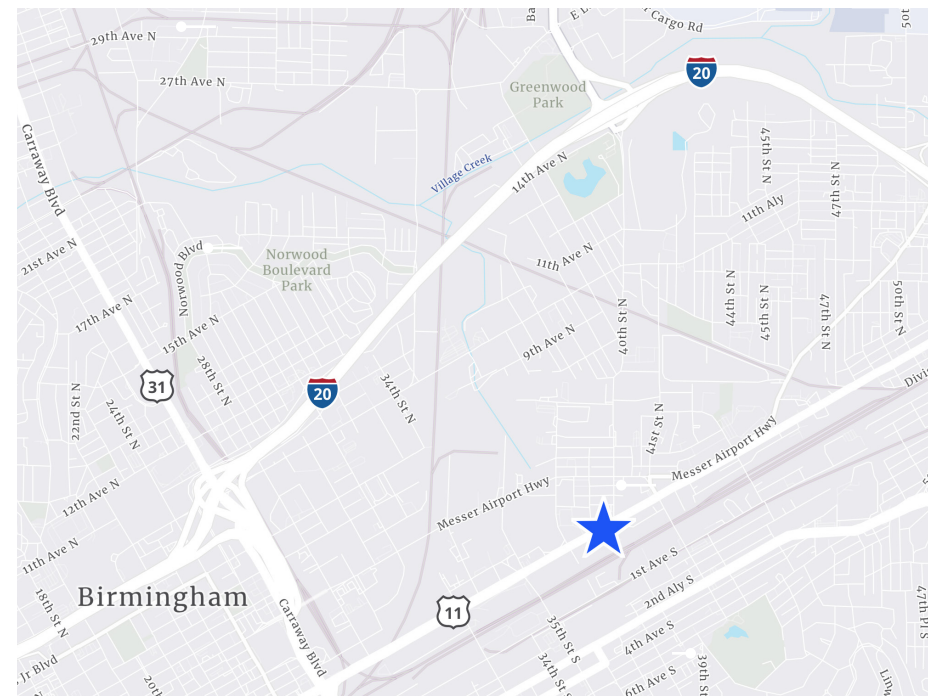
- 17' clear ceiling height
- 23' x 24' column spacing
- Dry sprinkler system
- Hanging gas heaters
- (2) exhaust fans with shutter
- 400 amps total power
 - 240v @ 200 amps
 - 480v @ 200 amps
- 1 (one) oversized grade-level drive-in door
- 6 dock-height loading doors
 - (3) 10' x 8' doors with bumpers and security gates
 - (2) 8' x 10' doors with bumpers, security gate & edge-of-dock levelers
 - (1) 10' x 10' door with bumpers and security gate

Office Specifications

- Renovated Office (2021)
- 22' x 45' on two floors
- Central HVAC
- 3 offices
- Open bullpen area
- 2 restrooms
- ±1,000 SF on second story with an open office & lunchroom area

Key Features

- Located in the highly desirable Avondale area, within the City of Birmingham
- Minutes to downtown Birmingham and only 3 miles from Birmingham-Shuttlesworth airport
- Lighted parking lot and concrete truck court



Facility Photos





For Pricing:
Contact Brokers

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