

FOR LEASE

3501 North

3501 1st Ave N, Birmingham, AL 35222

Rare Warehouse / Showroom Opportunity



23,000 - 182,170 SF Available

Prime Infill Location

Tripp Alexander, CCIM, SIOR

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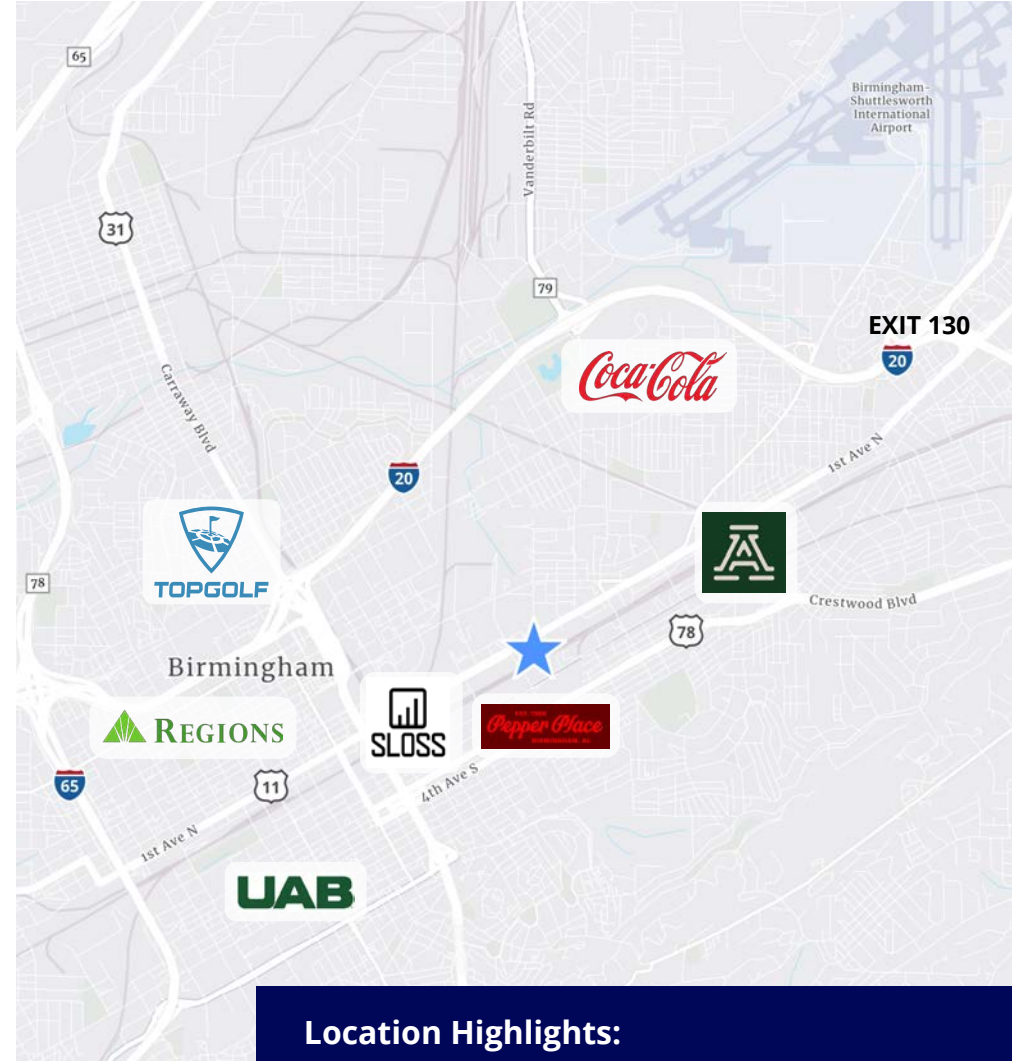
Miller Conaway

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Property Overview

Address	3501 1st Ave N, Birmingham, AL
County	Jefferson
Year Built	1965 original construction 2023 renovation
Total Building Size	245,000 SF
Available SF	23,000 - 182,170 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	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:

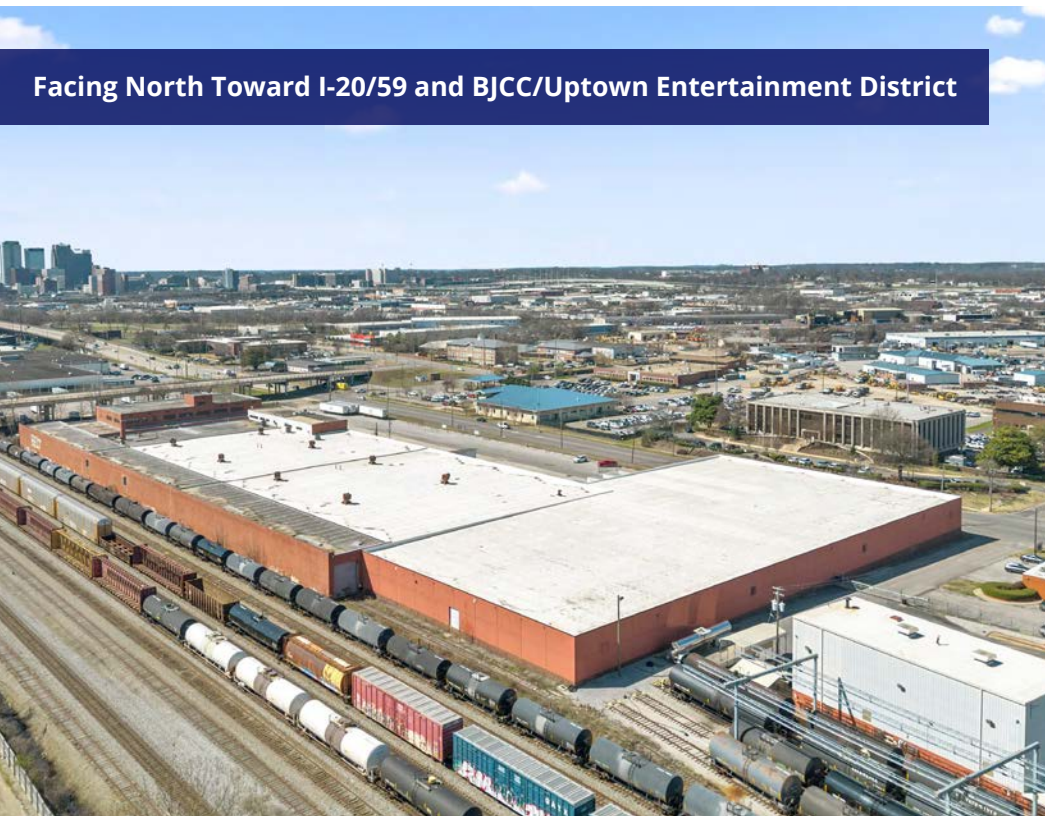
- Immediate access to interstates, airport, and Birmingham CBD
- Rare downtown bulk space availability
- Near amenities and attractions including Back 40 Beer Company, Sloss Furnace, Avondale Brewery, BJCC Uptown Entertainment District

For Pricing:
Contact Brokers

Facing East Toward Birmingham Intl. Airport



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



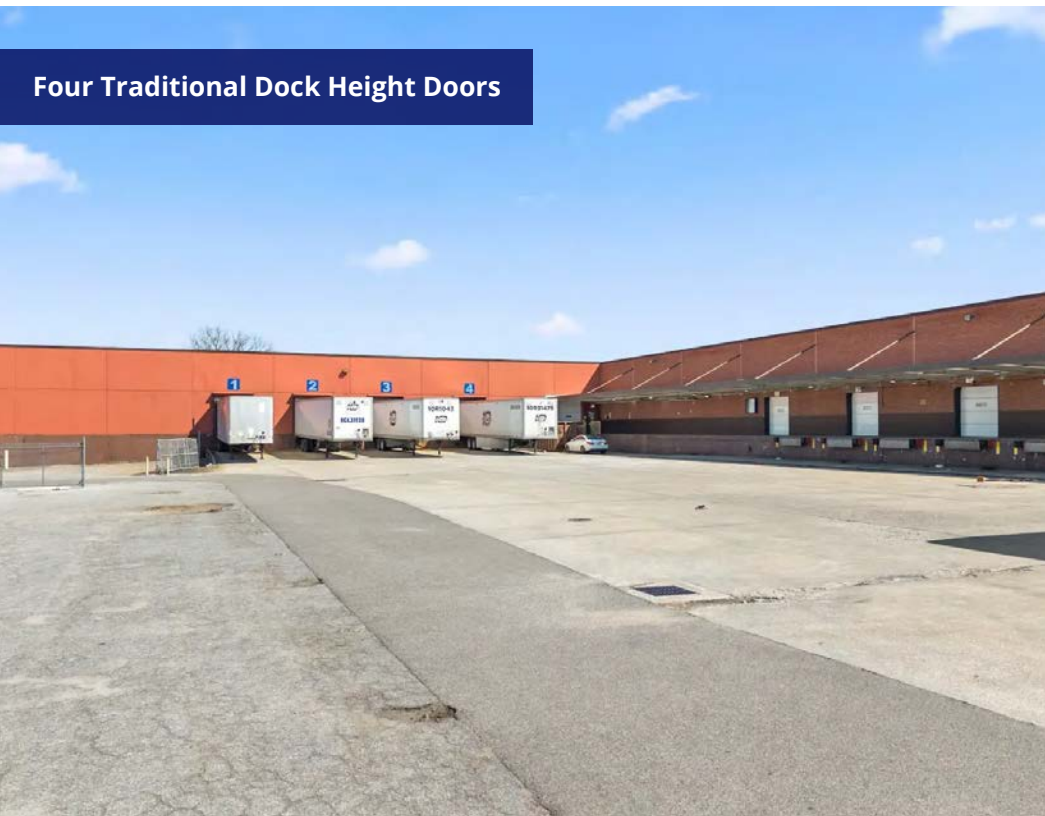
Facing West Toward Birmingham CBD



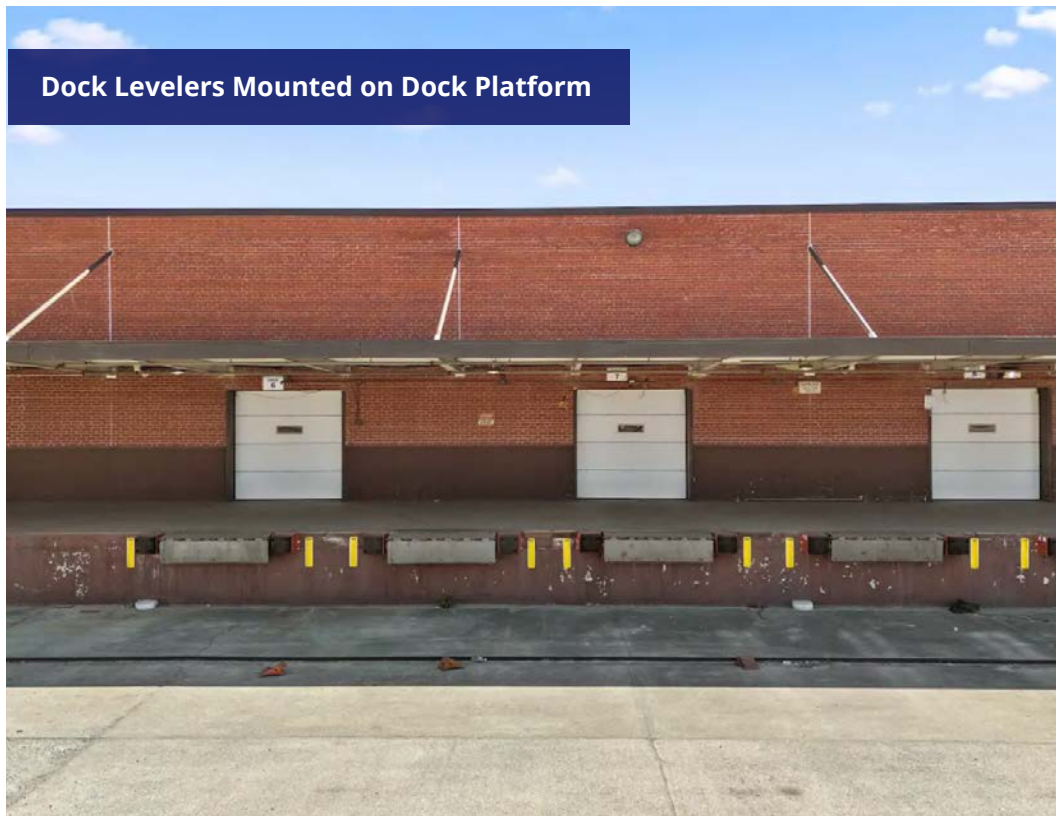
Covered Dock Platform

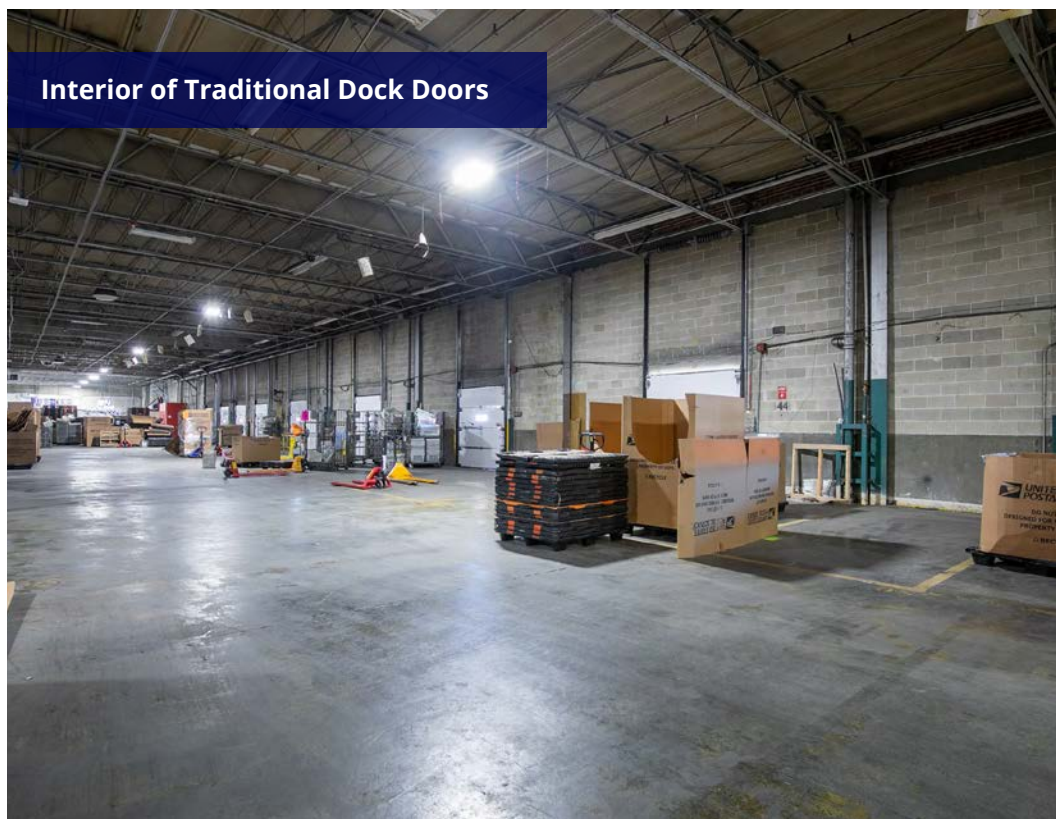


Four Traditional Dock Height Doors



Dock Levelers Mounted on Dock Platform





Area Map



1
MILE TO
I-20/59

3
MILES TO
I-65

3
MILES TO
US-78

3
MILES TO
US-31

5
MILES TO
US-280

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Parcel Overview

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