

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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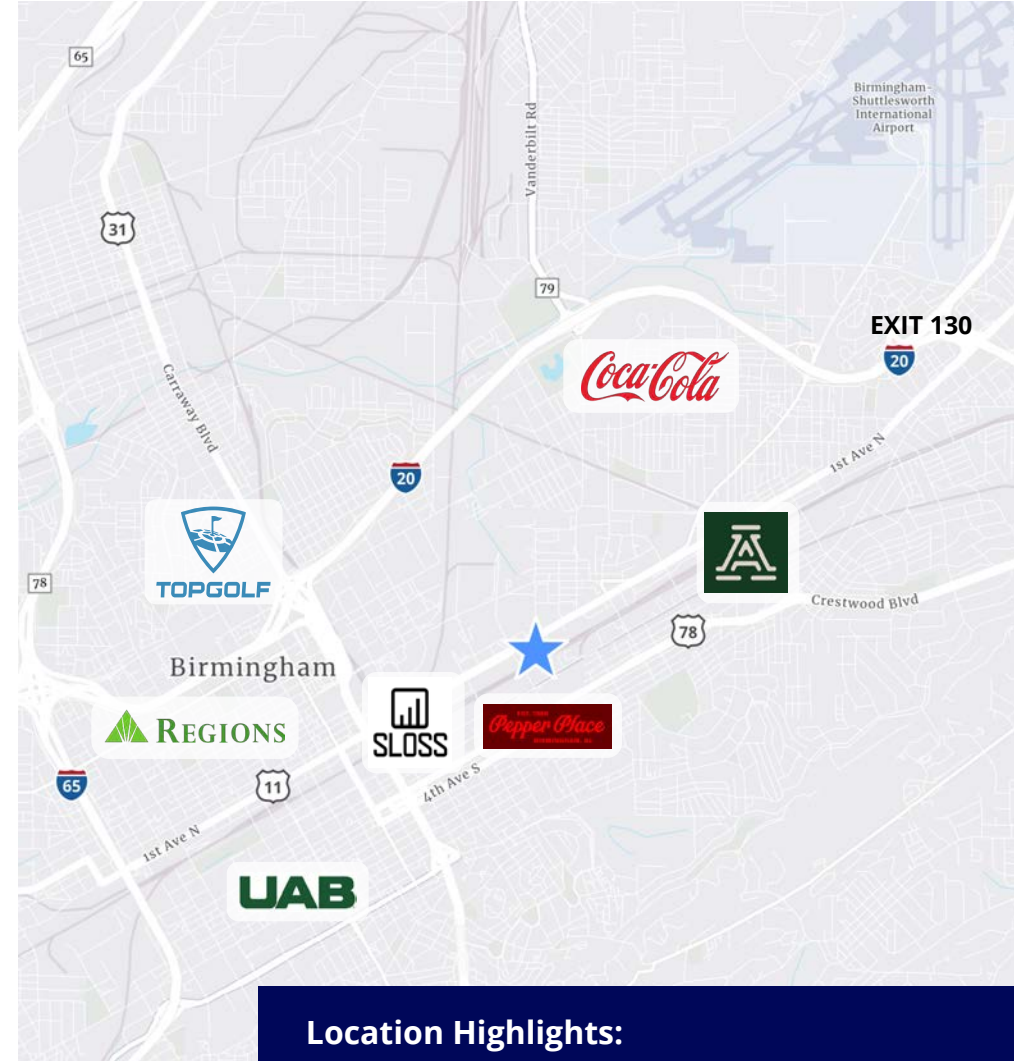
Miller Conaway

Associate
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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
Acreeage/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:

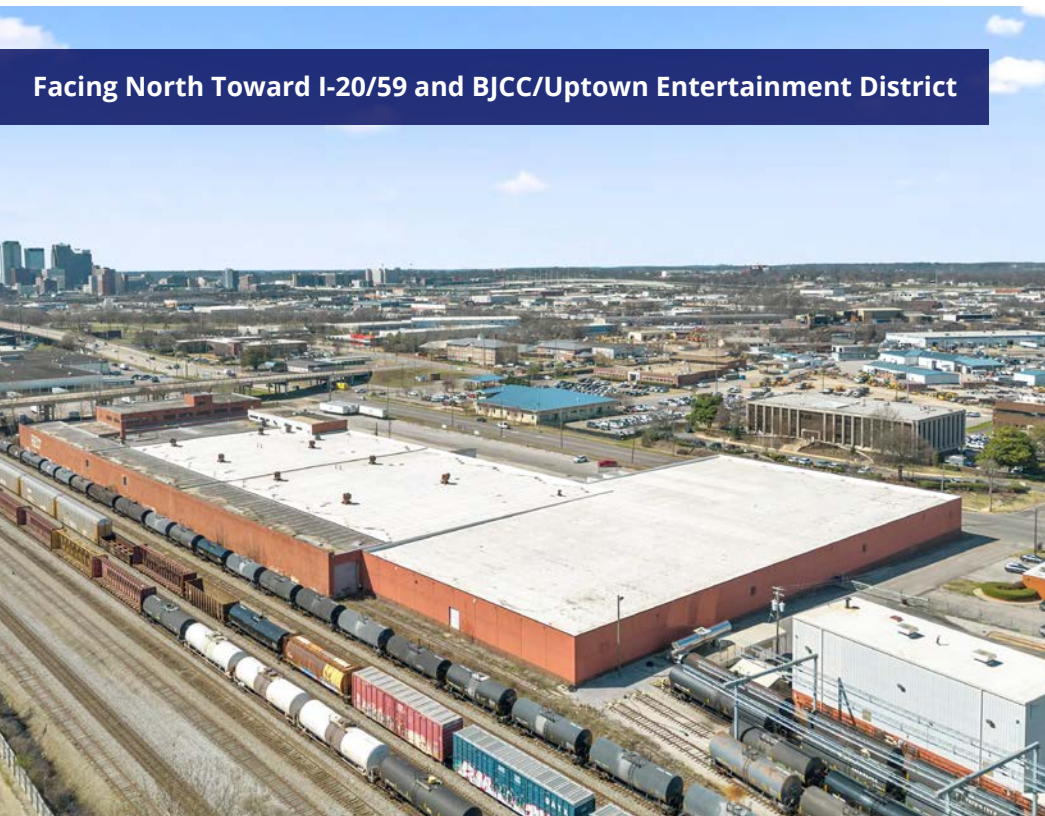
- Immediate access to interstates, airport, and Birmingham CBD
- Rare downtown bulk space availability
- Near amenities and attractions including Back 40 Beer Company, Sloss Furnace, Avondale Brewery, BJCC Uptown Entertainment District

For Pricing:
Contact Brokers

Facing East Toward Birmingham Intl. Airport



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



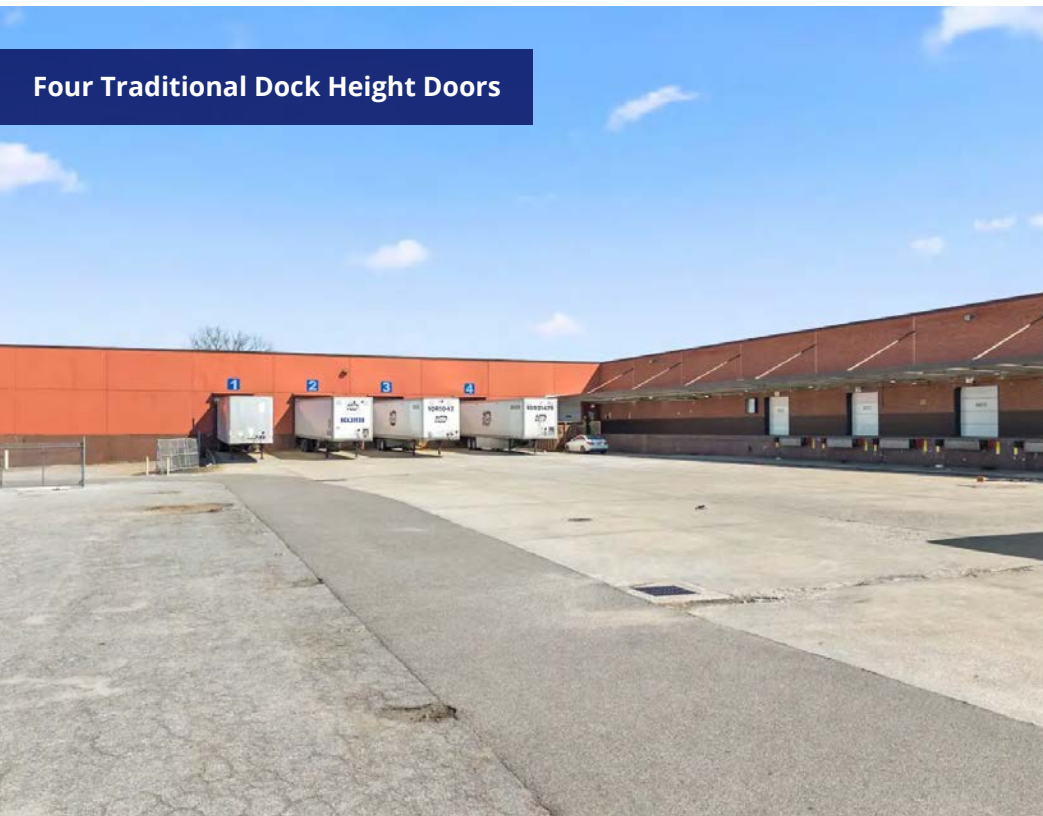
Facing West Toward Birmingham CBD



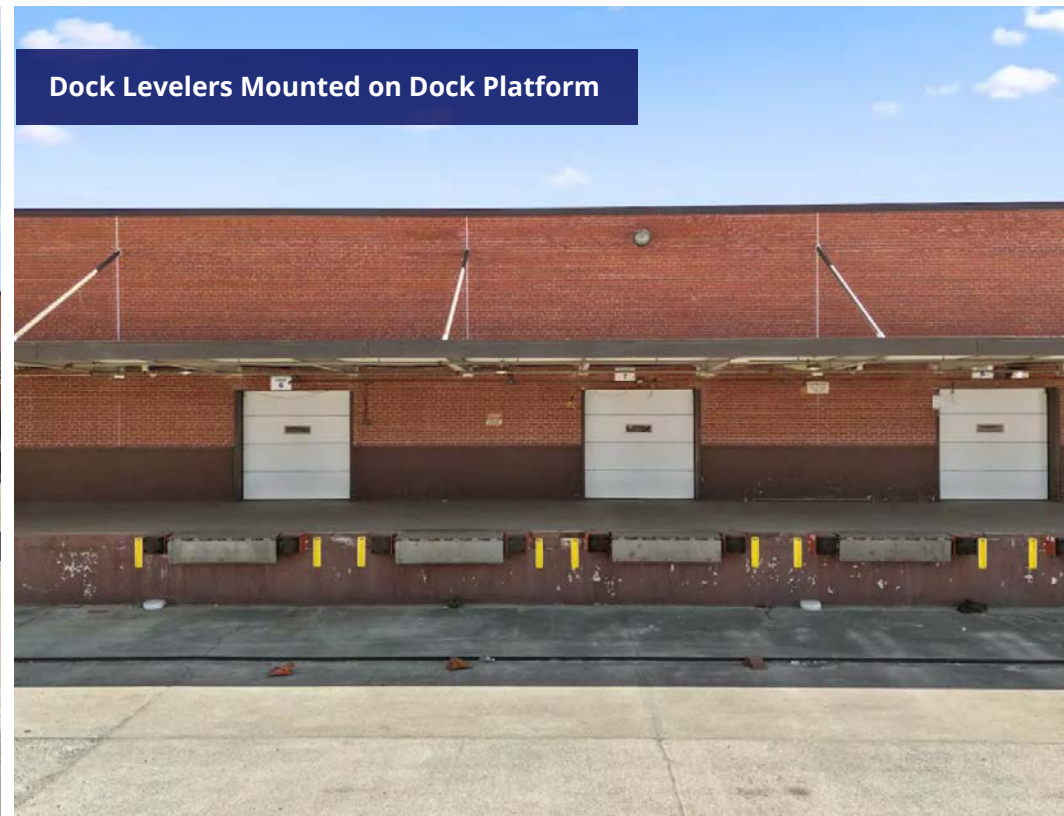
Covered Dock Platform



Four Traditional Dock Height Doors



Dock Levelers Mounted on Dock Platform



Tenant Space Used as Showroom



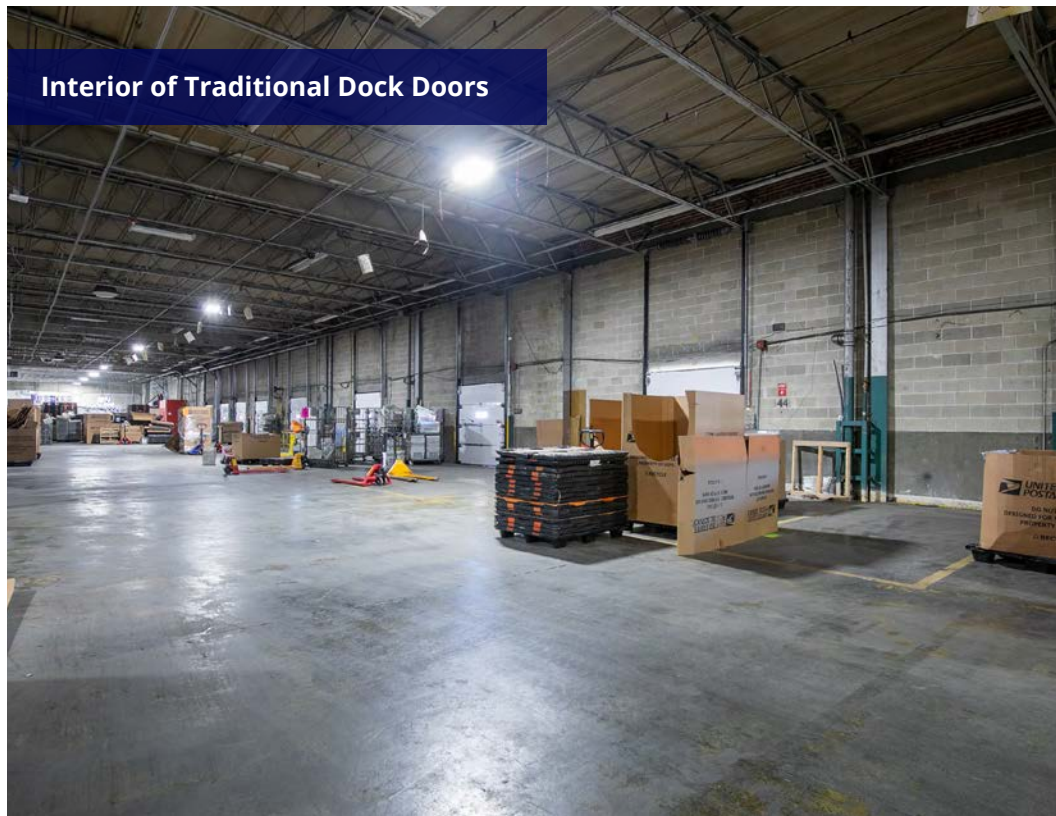
Warehouse Space Example



Warehouse Space Example



Interior of Traditional Dock Doors



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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