

# | WAREHOUSE SPACE FOR LEASE |

3501 1ST AVE S BIRMINGHAM, AL 35222

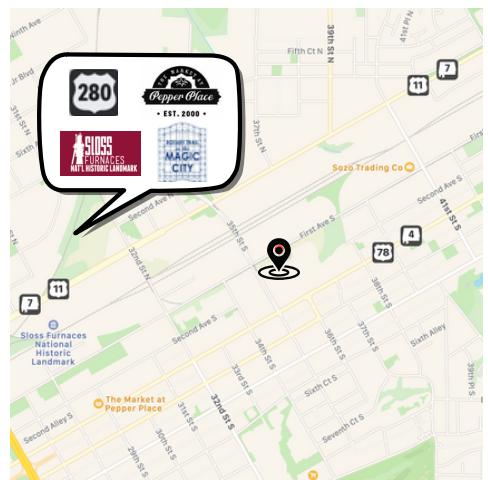


**SPACE AVAILABLE**  
UP TO 40,000 SF

**LEASE RATE**  
\$7.50 PSF NNN

## BUILDING FEATURES

- Premises can be demised into 21,000 and 19,000 sf spaces.
- Suite 102 B is 21,000 sf, and has 2 existing private offices, conference room, and 2 bathrooms.
- Suite 103 B is 19,000 sf, and minimal office space will be built out for a qualified tenant and term.



**Rich Vanchina, SIOR**  
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## OTHER BUILDING FEATURES:

- Two dock high loading positions
- One grade level loading ramp
- 17' clear ceilings
- 40' x 25' column spacing
- 3 phase power
- Fully sprinklered
- Excellent location on Southside, halfway between Avondale, and the CBD



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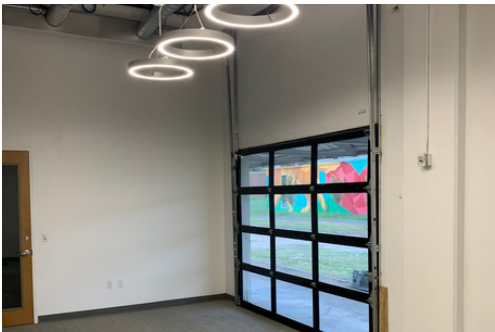
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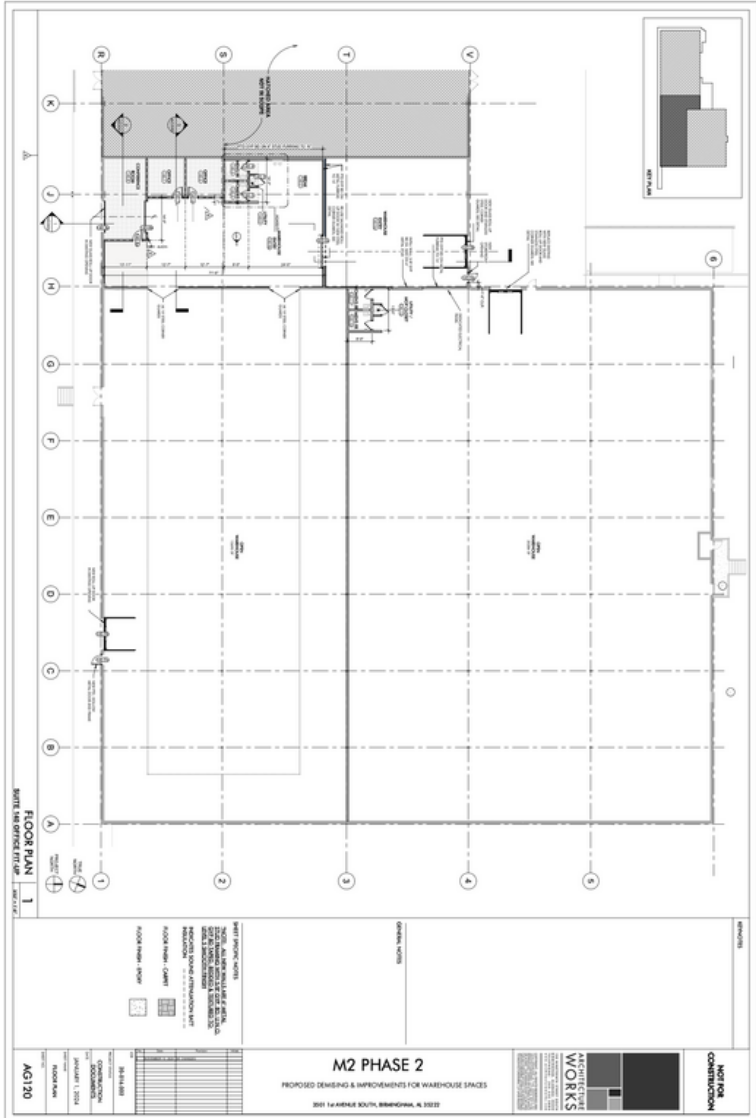
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PROPOSED DEMISING AND IMPROVEMENTS FOR WAREHOUSE SPACES



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## SURROUNDING AMENITIES:

- |   |  |  |
|---|--|--|
| 1 <br>avondale<br>ANIMAL HOSPITAL          | 6 <br>Lottie B's<br>CHICKEN           | 11 <br>SIOUX<br>FURNACES<br>NAT'L HISTORIC LANDMARK |
| 2 <br>Big Spoon<br>CREAMERY                 | 7 <br>arcadia<br>salon                | 12 <br>piggly wiggly                                |
| 3 <br>AVONDALE<br>BREWING CO                | 8 <br>JACK BREWER'S<br>BREW & BURGERS | 13 <br>PENSKE<br>Truck Rental                       |
| 4 <br>Birmingham<br>YOGA<br>FOR FOREST PARK | 9 <br>Slice<br>pizza place & brew     | 14 <br>ferus<br>ARTISAN ALES                        |
| 5 <br>BACK FORTY<br>BEER COMPANY            | 10 <br>THE MARKET AT<br>Pepper Place  | 15 <br>CARRIGAN'S<br>PHILANTHROPIST                 |



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