



## I-65 Commerce Park

3335 35th Ave N, Birmingham, AL 35207

RIVER BROOK



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# I-65 Commerce Park

\$4.00 /SF/YR

I-65 Commerce Park – Industrial Space for Lease  
3323–3333 35th Ave N, Birmingham, AL 35207  
\$4.00/SF NNN | 81,650 SF Available  
Immediate Access to I-65 | Flexible Industrial Zoning

Located in the heart of Birmingham’s industrial corridor, I-65 Commerce Park offers 81,650 square feet of flexible, high-utility industrial space ideal for warehousing, logistics, distribution, or light manufacturing. This large-format space offers full building contiguity, making it an efficient solution for regional or national operations.

The property features convenient direct access to I-65, with close proximity to I-20/59, Birmingham-Shuttlesworth International Airport, and downtown Birmingham. With competitive NNN rates and a highly accessible...

- 1,850 SQFT of dedicated office space with private offices and a conference room
- 3 Drive-In Bays and 2 Dock-High Bays for seamless loading/unloading
- Ready for Immediate Lease



Rental Rate:	\$4.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	81,650 SF
Year Built:	1977
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.08 USD/SF/MO
Rental Rate Mo:	\$0.33 /SF/MO

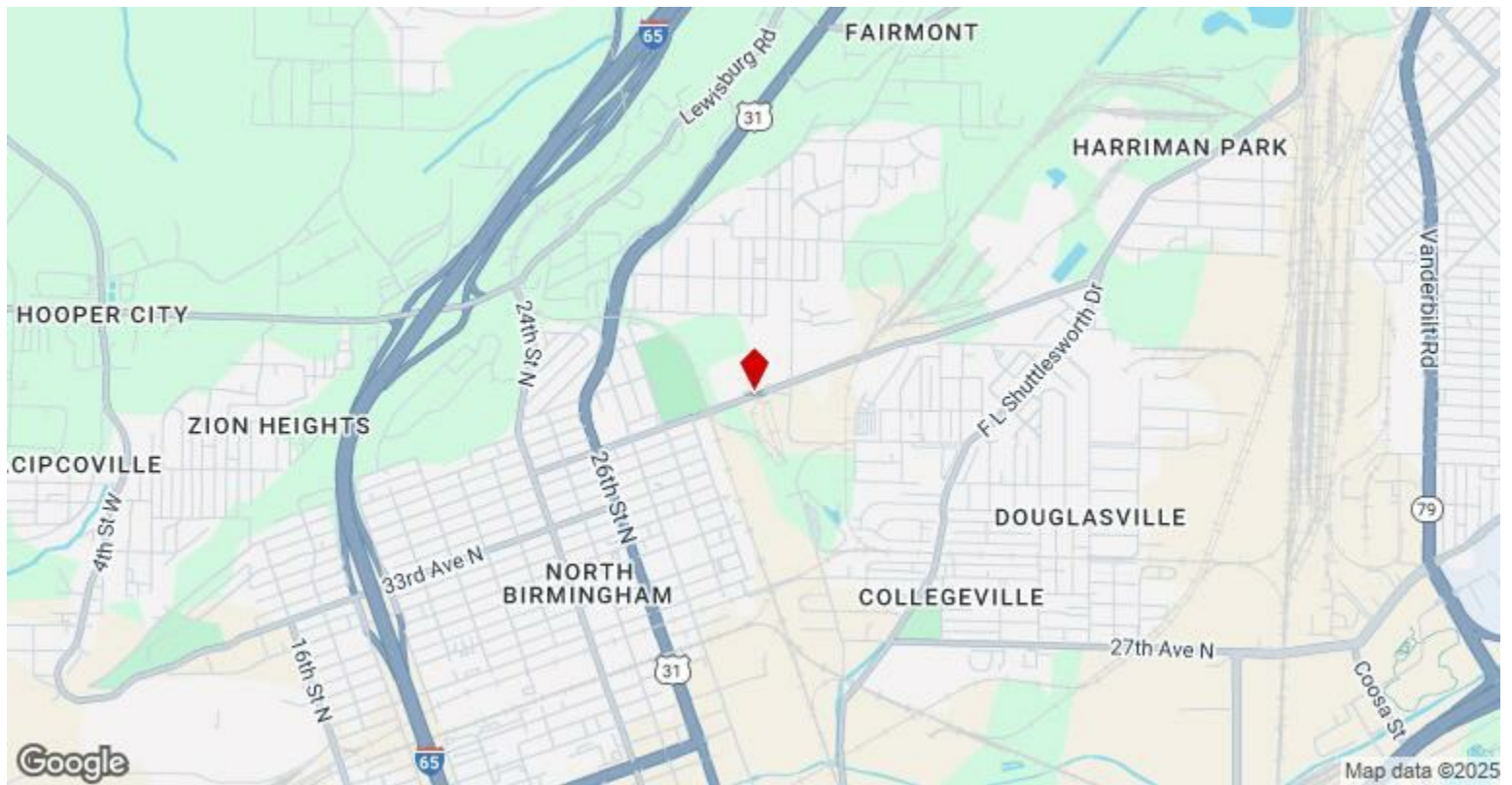
1st Floor Ste Bldg 1

1

Space Available	81,650 SF
Rental Rate	\$4.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

FOR LEASE: 45,000 SQFT INDUSTRIAL SPACE3333  
35th Avenue North, Birmingham, AL 35207Lease Rate:  
\$3.50 - \$5.00/SF | 5-10 Year TermsLocation: Minutes from  
I-65 | High VisibilitySize: 45,000 SQFT | 5 Acres | Zoned  
M2 Heavy IndustrialPower: 1,600 AMP | 277/480 Volt  
ServiceCeiling Height: 22' Eaves | 3 Drive-In Bays | 2 Dock-  
High BaysOffice Space: 1,850 SQFT with Private Offices &  
Conference RoomIdeal for: Distribution | Logistics |  
Manufacturing | WarehousingCall Now to Schedule a Tour:  
205-914-3013PROPERTY OVERVIEWThis 45,000 SQFT  
industrial building is strategically located just minutes from  
I-65, making it an excellent choice for logistics





## 3335 35th Ave N, Birmingham, AL 35207

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The property features convenient direct access to I-65, with close proximity to I-20/59, Birmingham-Shuttlesworth International Airport, and downtown Birmingham. With competitive NNN rates and a highly accessible location, this site is primed for logistics users, equipment distributors, or commercial operators seeking a strategic industrial footprint.

## Property Photos





## Property Photos



## Property Photos





## Property Photos



Image (24)



Image (23)



## Property Photos



Image (20)



Image (19)



## Property Photos





## Property Photos



Image (5)



Image (18)



## Property Photos



Image (17)



Image (16)



## Property Photos



## Property Photos



Image (12)



Image (11)



## Property Photos





## Property Photos



Image (9)



Image (8)



## Property Photos

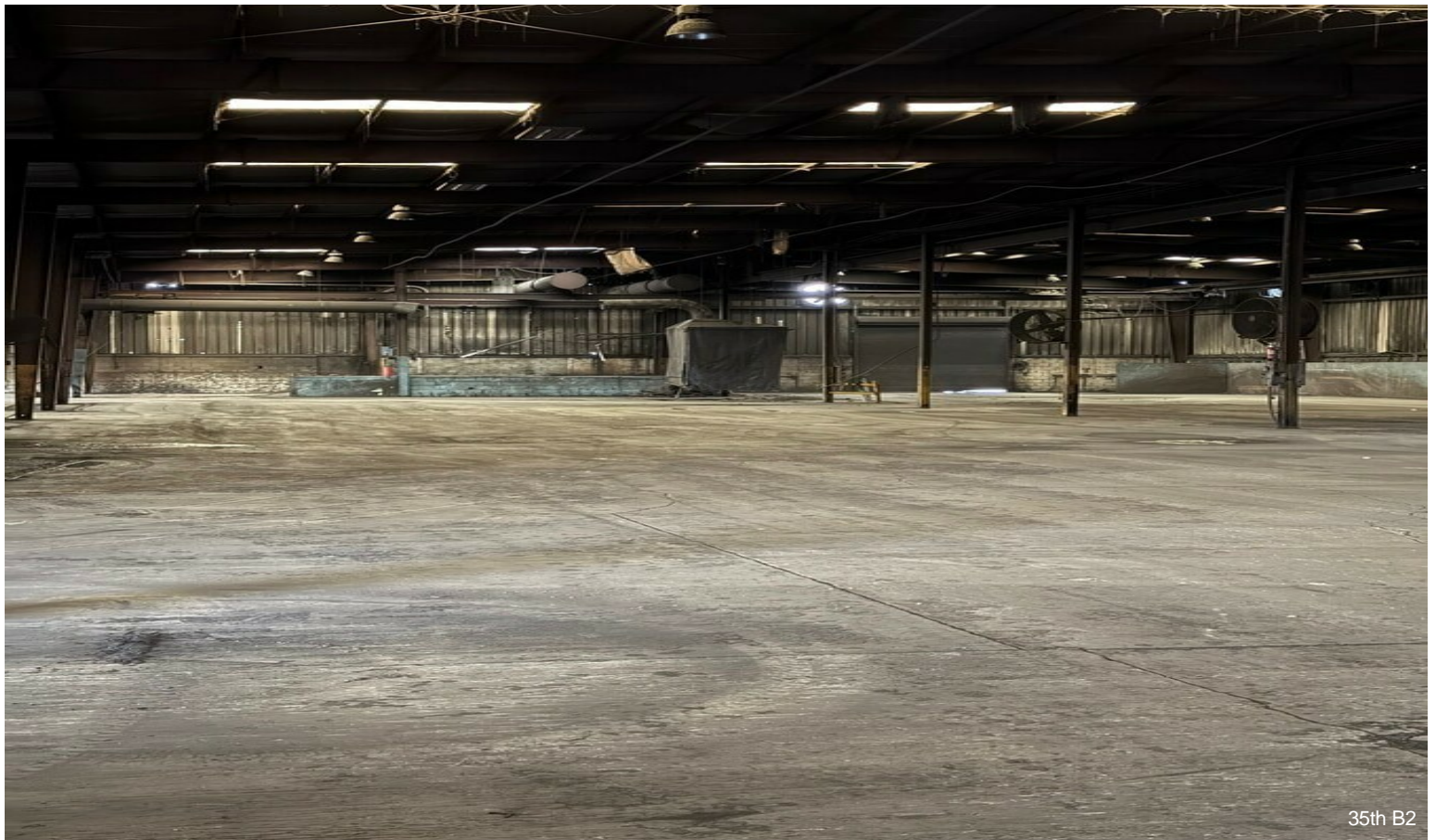




## Property Photos



35th B2



35th B2



# Property Photos



Aerial

