



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

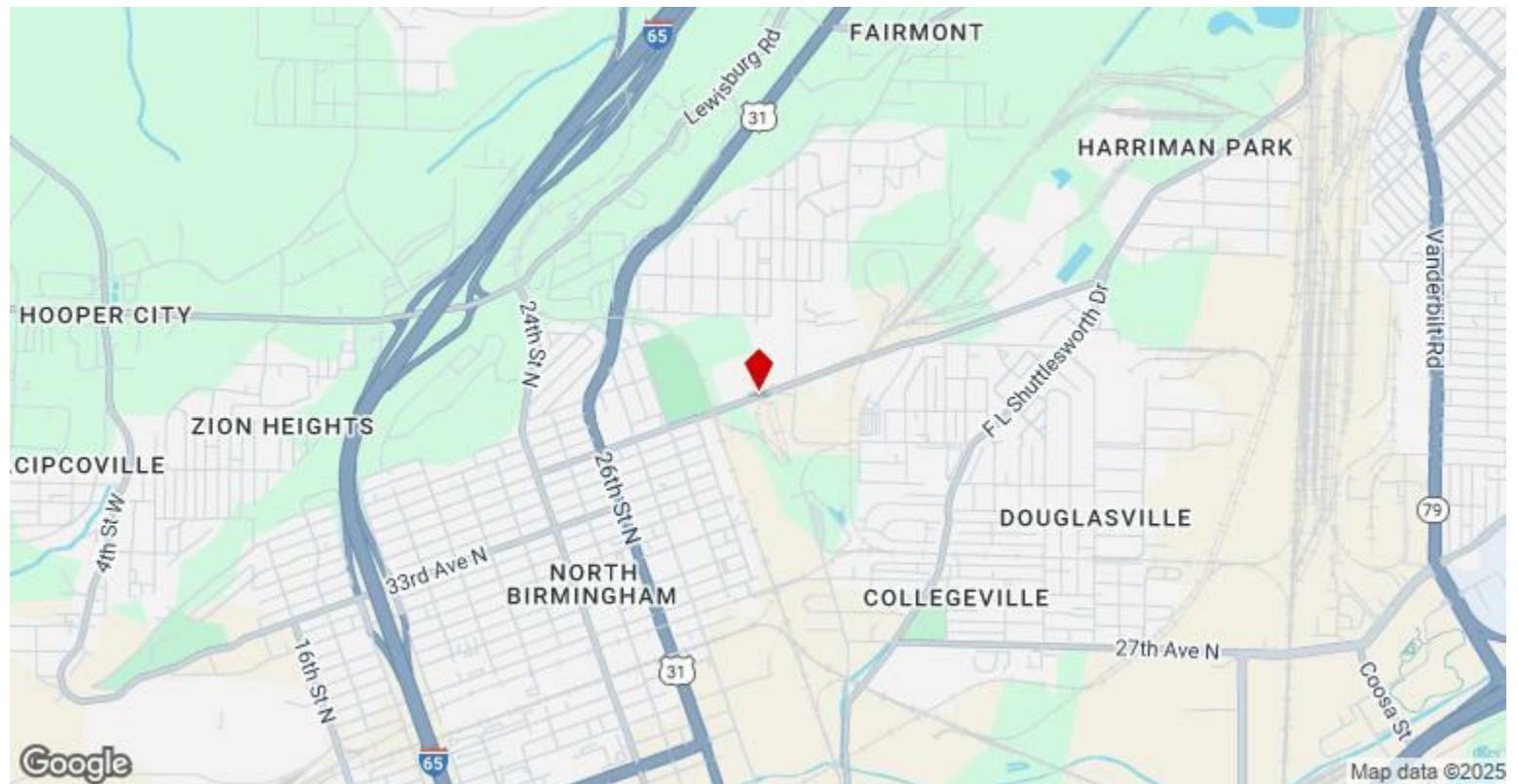
Rental Rate Mo: \$0.33 /SF/MO

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



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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



Image (27)



Image (22)

Property Photos



Image (24)



Image (15)

Property Photos



Image (26)



Image (25)

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



Image (14)



Image (13)

Property Photos



Image (12)



Image (11)

Property Photos



35th B1



Image (1)

Property Photos



Image (9)

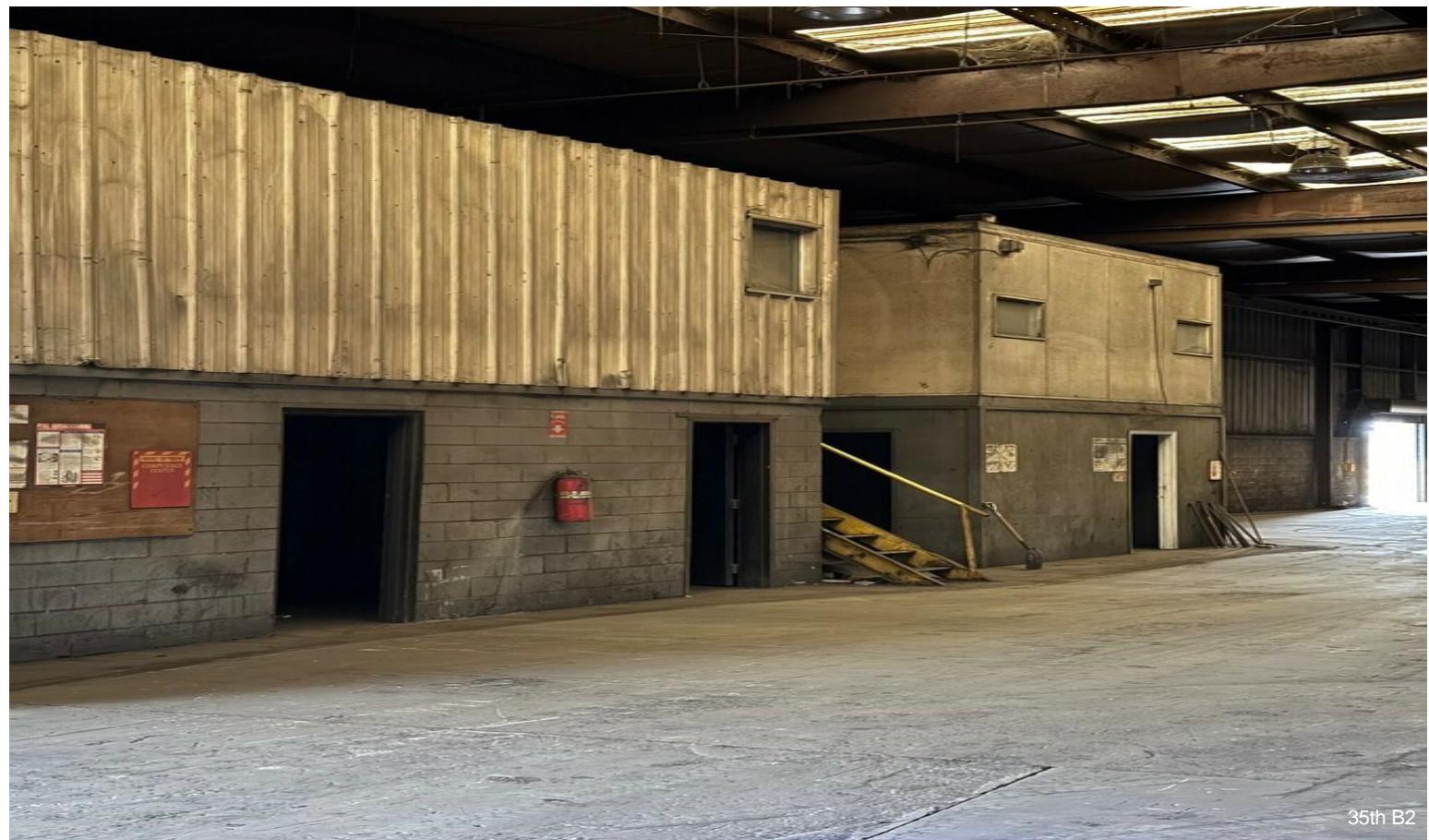


Image (8)

Property Photos

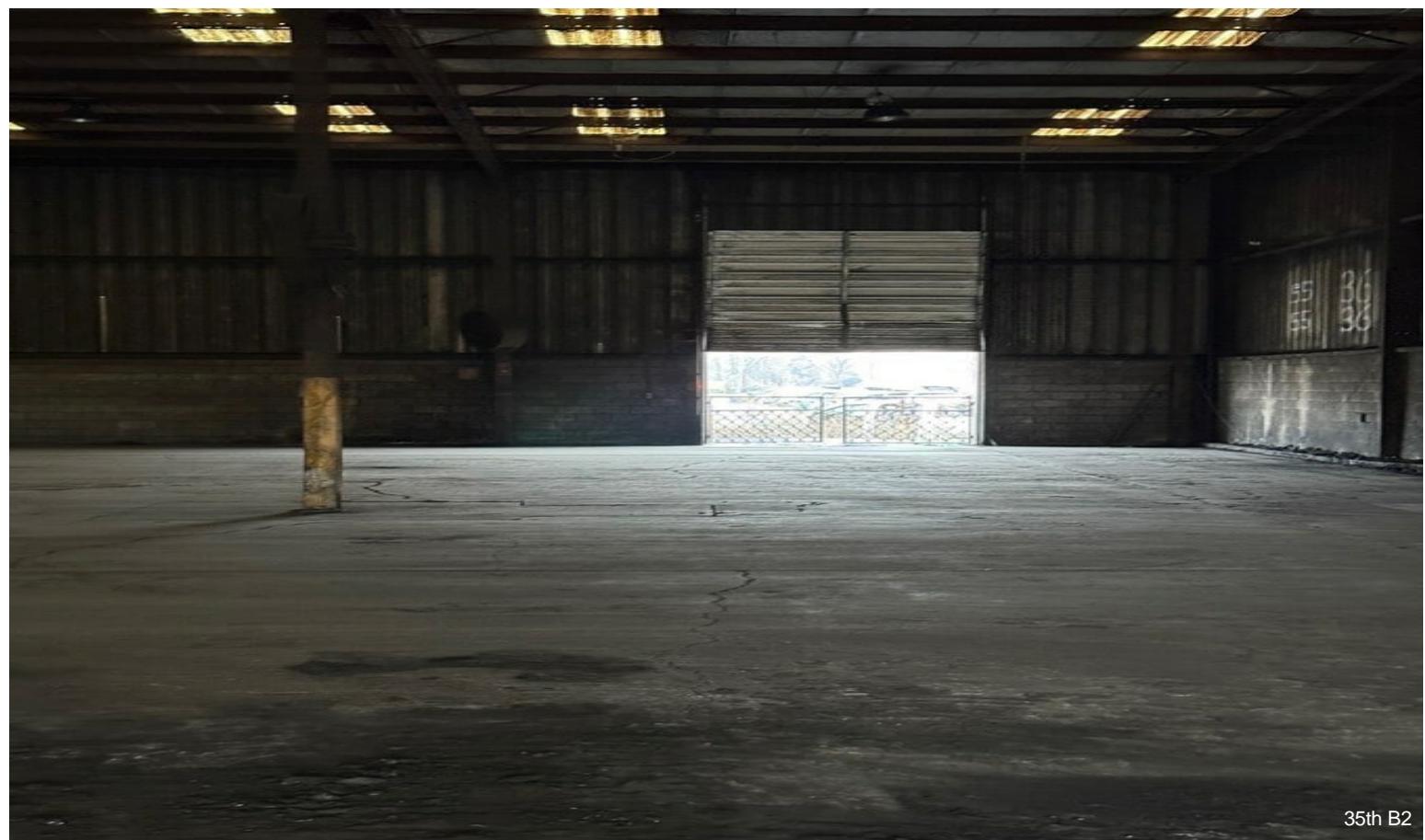


Image (7)

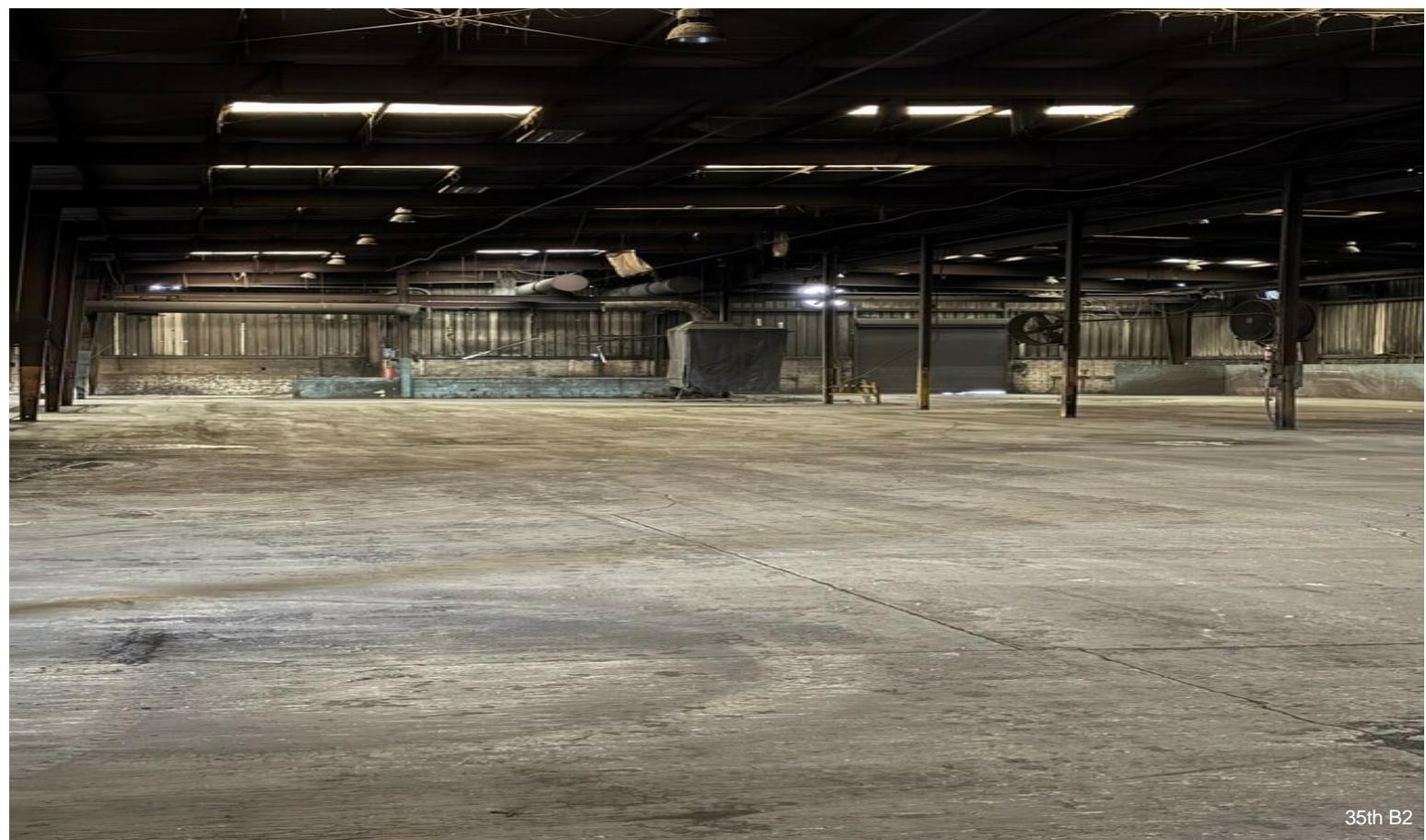


35th B2

Property Photos



35th B2



35th B2

Property Photos



Aerial

