



#### PROPERTY DESCRIPTION

Available for sale at \$2,400,000 or for lease at \$4.75 SF/Yr (NNN), 3160 McFarland Blvd is a 49,000 SF industrial facility with efficient access just off Hwy 82 / McFarland Blvd in Northport. The building features 5 dock-high doors and 1 drive-in bay, high clear-span warehouse space, and recent electrical upgrades. Positioned behind an established retail center, the property provides functional loading and convenient highway access for warehousing and distribution users.

#### LOCATION DESCRIPTION

Located on McFarland Blvd (Hwy 82) in Northport, the property offers direct access to one of the area's primary commercial corridors, providing convenient connectivity to Tuscaloosa and regional transportation routes.

#### PROPERTY HIGHLIGHTS

- 49,000 SF industrial building
- 5 dock-high doors + 1 drive-in bay
- High clear-span ceilings
- Direct access to Hwy 82 / McFarland Blvd

#### OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$4.75 SF/yr (NNN)
Number of Units:	1
Available SF:	49,000 SF
Building Size:	49,000 SF

**RICHARD HENRY**

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INDUSTRIAL PROPERTY FOR SALE & LEASE  
**3160 MCFARLAND BLVD**  
NORTHPORT, AL 35476



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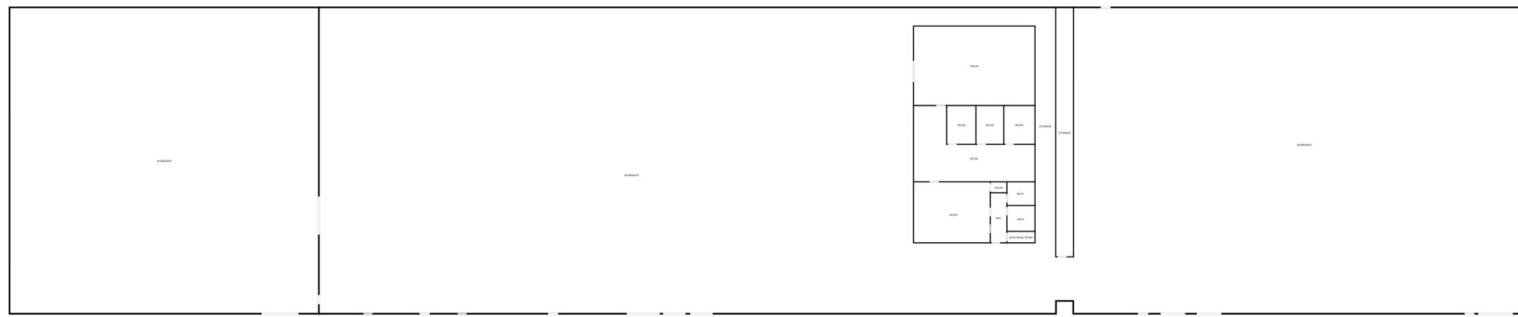
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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