

9,800 SQ/FT WAREHOUSE WITH 4.37 ACRES OF LAYDOWN AND PARKING

INDUSTRIAL PROPERTY FOR SALE & LEASE
6115 18TH AVE, TUSCALOOSA, AL 35405



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tuscaloosa, AL! Situated on 4.37 acres, this industrial property features a 9,800 SF building with 3 drive in doors and a straight truck dock high door, offering versatility for a range of industrial, warehouse, or distribution needs. Complete with massive yard or lay down area for outside storage. Recently renovated in 2024, this well-maintained facility boasts modern amenities and reliable infrastructure. Located in the county, it provides flexibility for a variety of business endeavors. Positioned in a strategic location, this property offers excellent prospects for investors seeking a strong foothold in the Tuscaloosa area's thriving industrial market.

PROPERTY HIGHLIGHTS

- 9,800 SF modern and renovated building

RICHARD HENRY

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OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	9,800 SF
Lot Size:	4.37 Acres
Building Size:	9,800 SF



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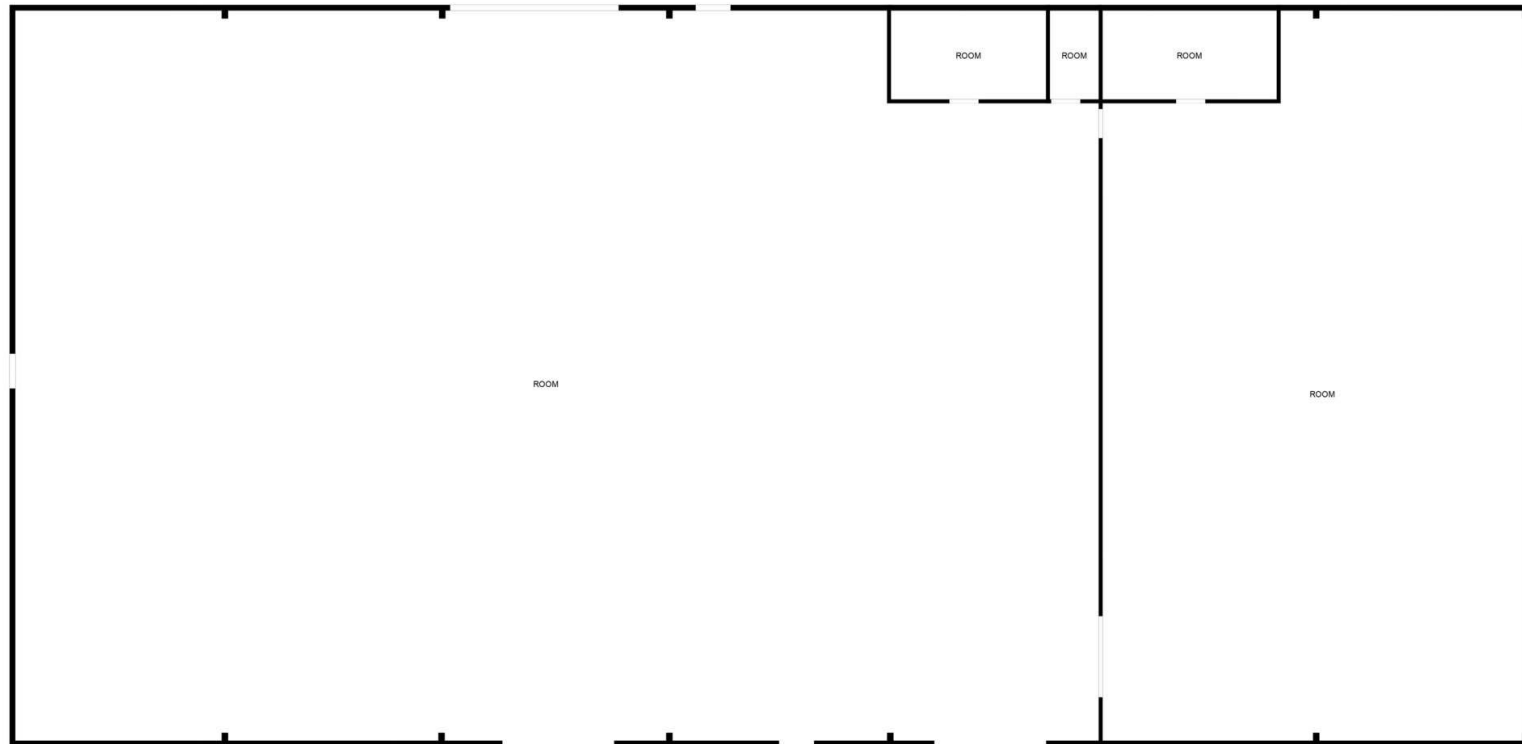
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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