

INDUSTRIAL PROPERTY FOR LEASE  
**1305 WHIGHAM PLACE**  
1305 WHIGHAM PL, TUSCALOOSA, AL 35405



### PROPERTY DESCRIPTION

Welcome to 1305 Whigham Place, located in the highly desirable Metro Industrial Park of Tuscaloosa, AL. This versatile commercial property spans a total of 30,000 square feet across two buildings, providing ample space for a variety of business operations. The property includes 2,000 square feet of office space, perfect for administrative or support functions, with impressive 20-foot ceilings and a clear span layout that offers flexibility for a wide range of uses.

The space can easily be divided into a 2,500 square foot suite, allowing for customization based on your needs. Access is made simple with a center dock ramp, ideal for logistics and loading, and there is also generous laydown yard space available for storage, equipment, or additional outdoor activities.

Situated in the heart of Metro Industrial Park, this property provides excellent accessibility and visibility for your business. Whether you're looking for a single large space or a more customizable layout, 1305 Whigham Place offers

### OFFERING SUMMARY

Lease Rate:	\$6.00 - 9.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 - 15,000 SF
Lot Size:	126,661 SF
Building Size:	30,000 SF

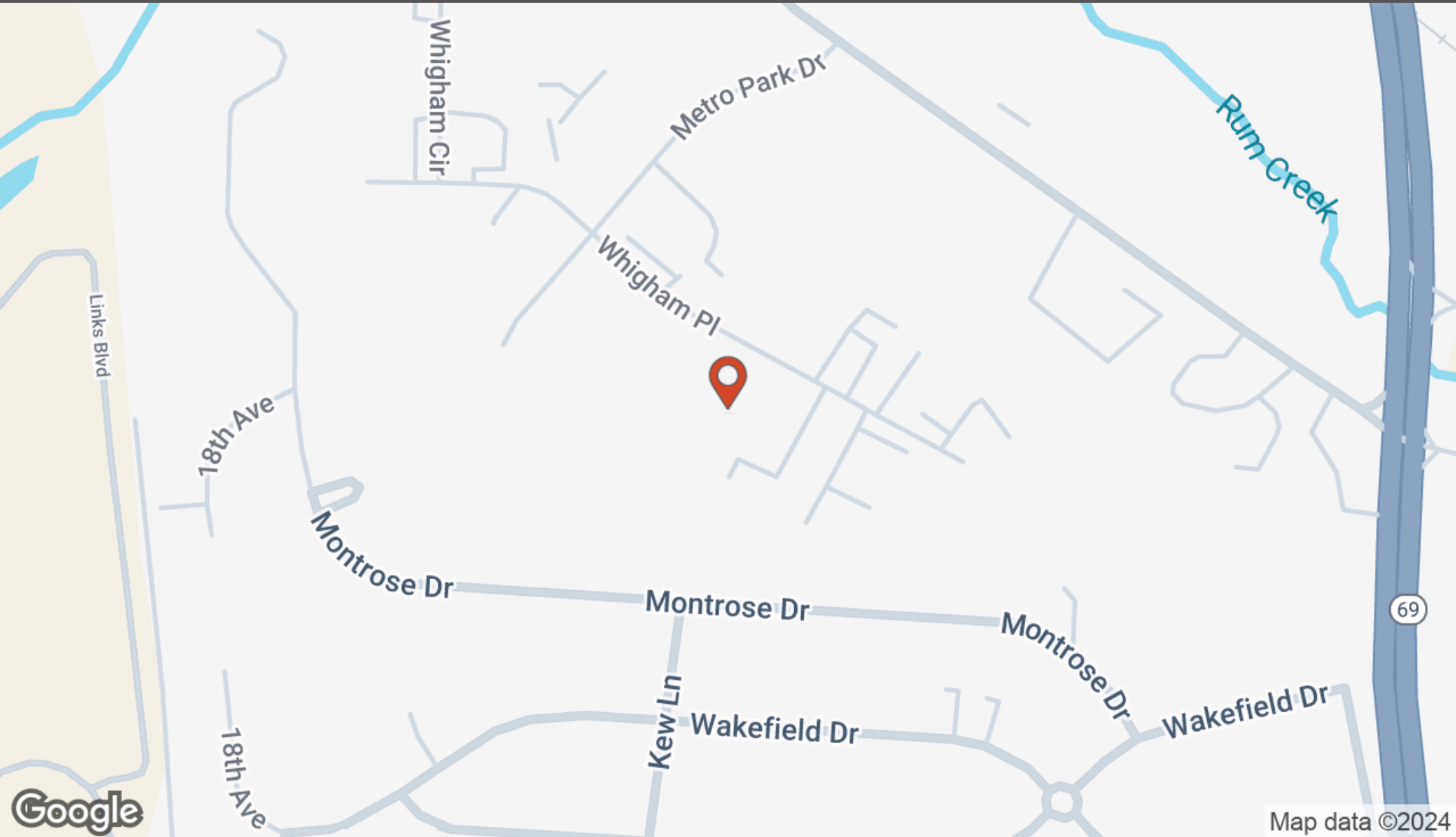
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	859	2,485
Total Population	264	1,848	5,162
Average HH Income	\$80,555	\$78,068	\$77,528

### CASE MCNEILL RICHARD HENRY

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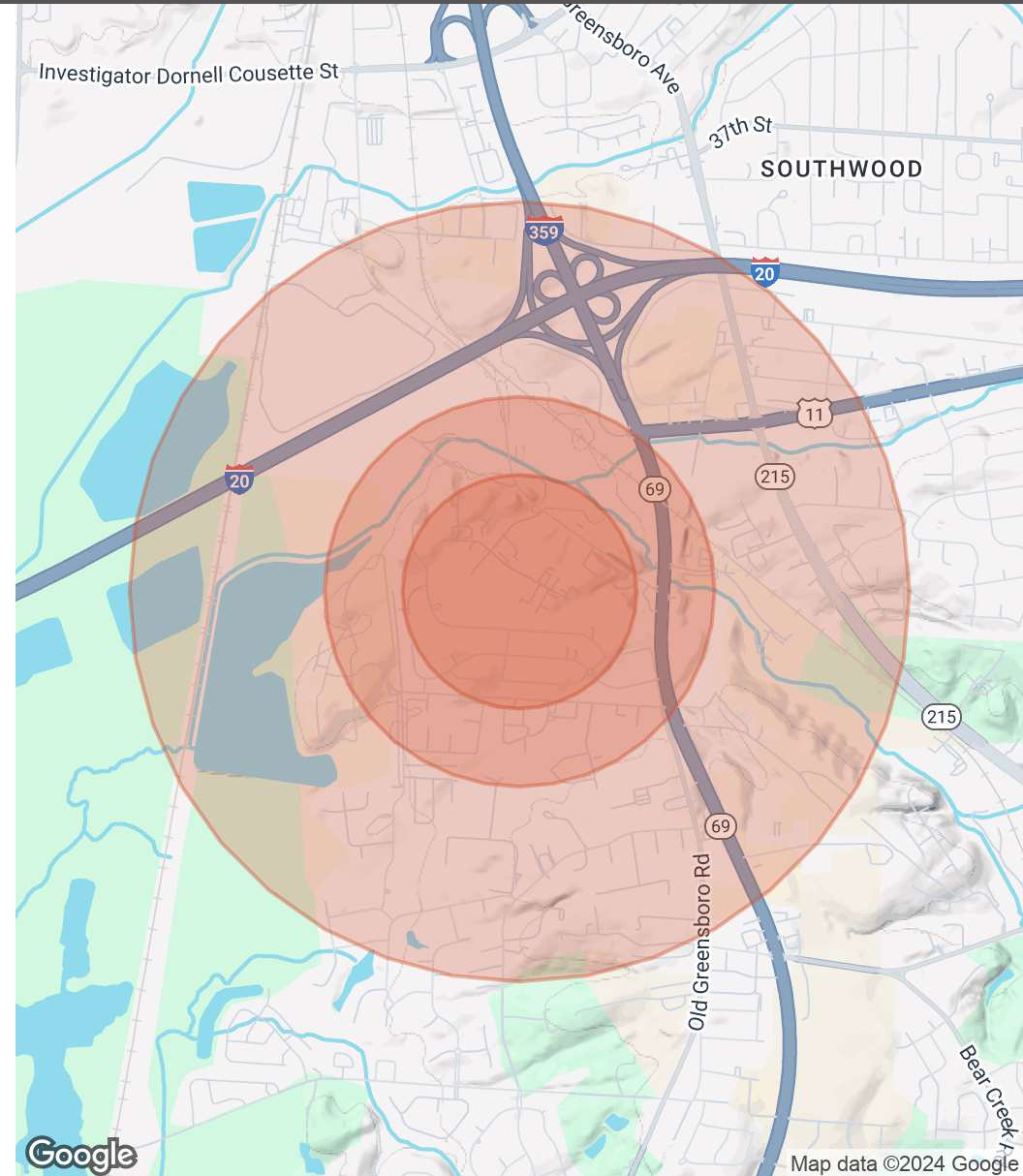
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	264	1,848	5,162
Average Age	37	34	34
Average Age (Male)	35	33	33
Average Age (Female)	39	35	35
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	101	859	2,485
# of Persons per HH	2.6	2.2	2.1
Average HH Income	\$80,555	\$78,068	\$77,528
Average House Value	\$203,147	\$253,210	\$248,302

Demographics data derived from AlphaMap



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