

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

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



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tuscaloosa, AL! This industrial property features a 9,800 SF building with 1 unit, offering versatility for a range of industrial, warehouse, or distribution needs. Recently renovated in 2024, this well-maintained facility boasts modern amenities and reliable infrastructure. Located in the unzoned 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. Don't miss out on this turnkey investment opportunity.

-
-

OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$8.50 SF/yr (NNN)
Number of Units:	1
Available SF:	9,800 SF
Lot Size:	4.37 Acres
Building Size:	9,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	577	1,089	2,964
Total Population	1,241	2,340	6,242
Average HH Income	\$80,259	\$81,908	\$81,372

CASE MCNEILL RICHARD HENRY

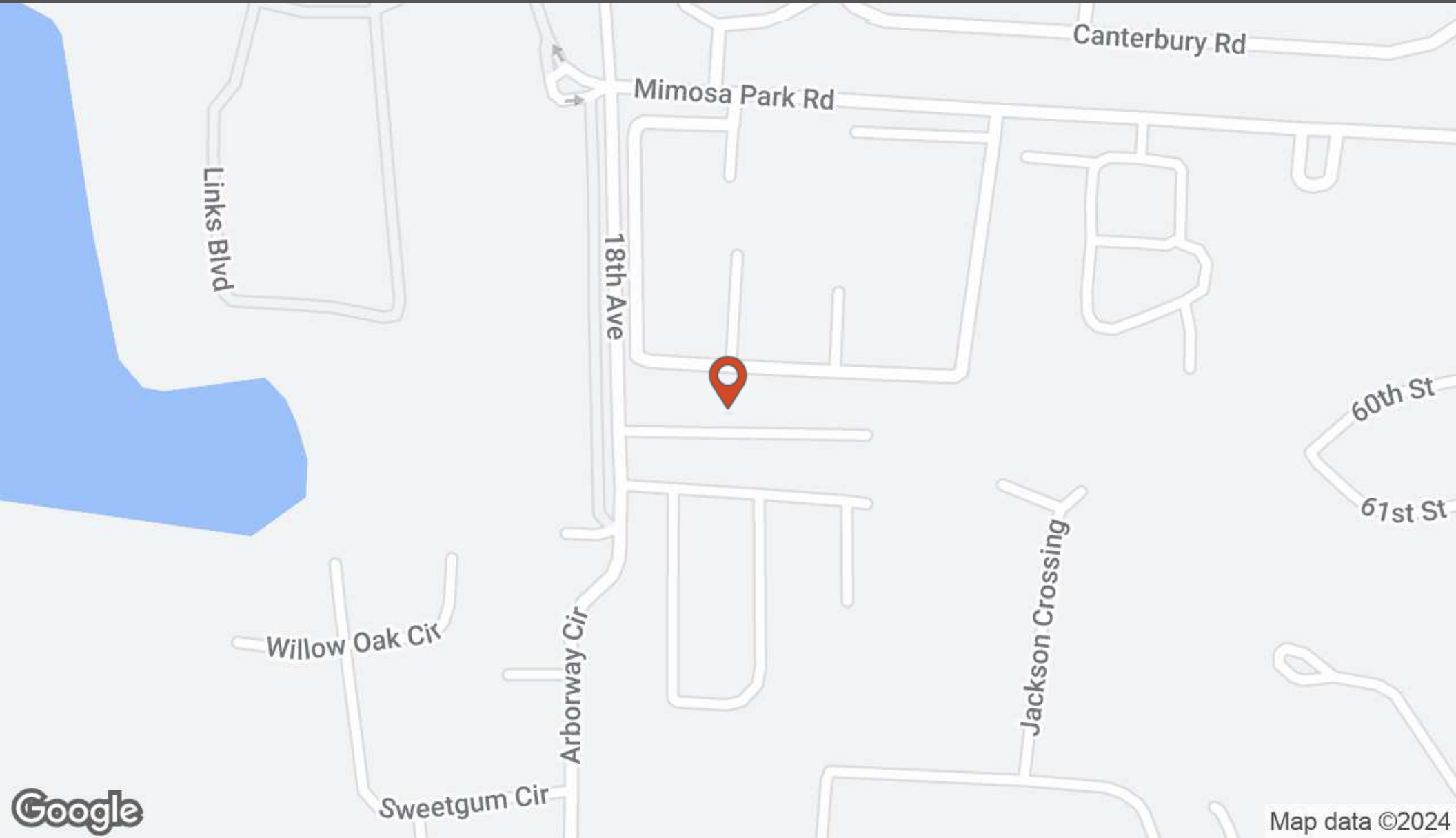
205.292.4643
case@rightspacecre.com

205.799.8110
richard@rightspacecre.com

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

INDUSTRIAL PROPERTY FOR SALE & LEASE

6115 18TH AVE, TUSCALOOSA, AL 35405



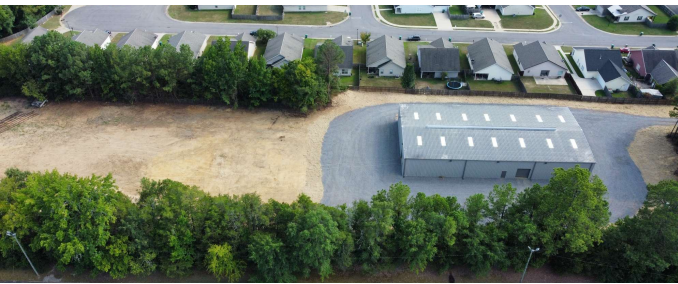
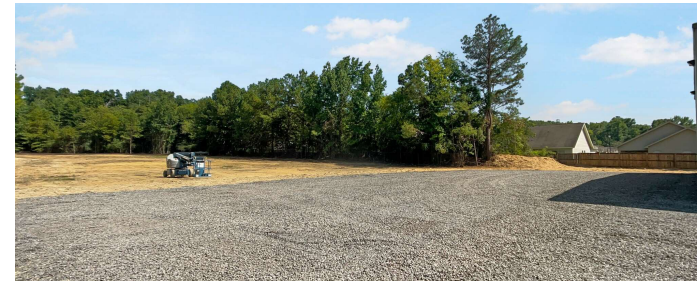
CASE MCNEILL **RICHARD HENRY**

205.292.4643
case@rightspacecre.com

205.799.8110
richard@rightspacecre.com



INDUSTRIAL PROPERTY FOR SALE & LEASE
9,800 SQ/FT WAREHOUSE WITH 4.37 ACRES OF LAYDOWN AND PARKING
6115 18TH AVE, TUSCALOOSA, AL 35405



CASE MCNEILL **RICHARD HENRY**

205.292.4643
case@rightspacecre.com

205.799.8110
richard@rightspacecre.com



INDUSTRIAL PROPERTY FOR SALE & LEASE
9,800 SQ/FT WAREHOUSE WITH 4.37 ACRES OF LAYDOWN AND PARKING
6115 18TH AVE, TUSCALOOSA, AL 35405



CASE MCNEILL **RICHARD HENRY**
205.292.4643 205.799.8110
case@rightspacecre.com richard@rightspacecre.com



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

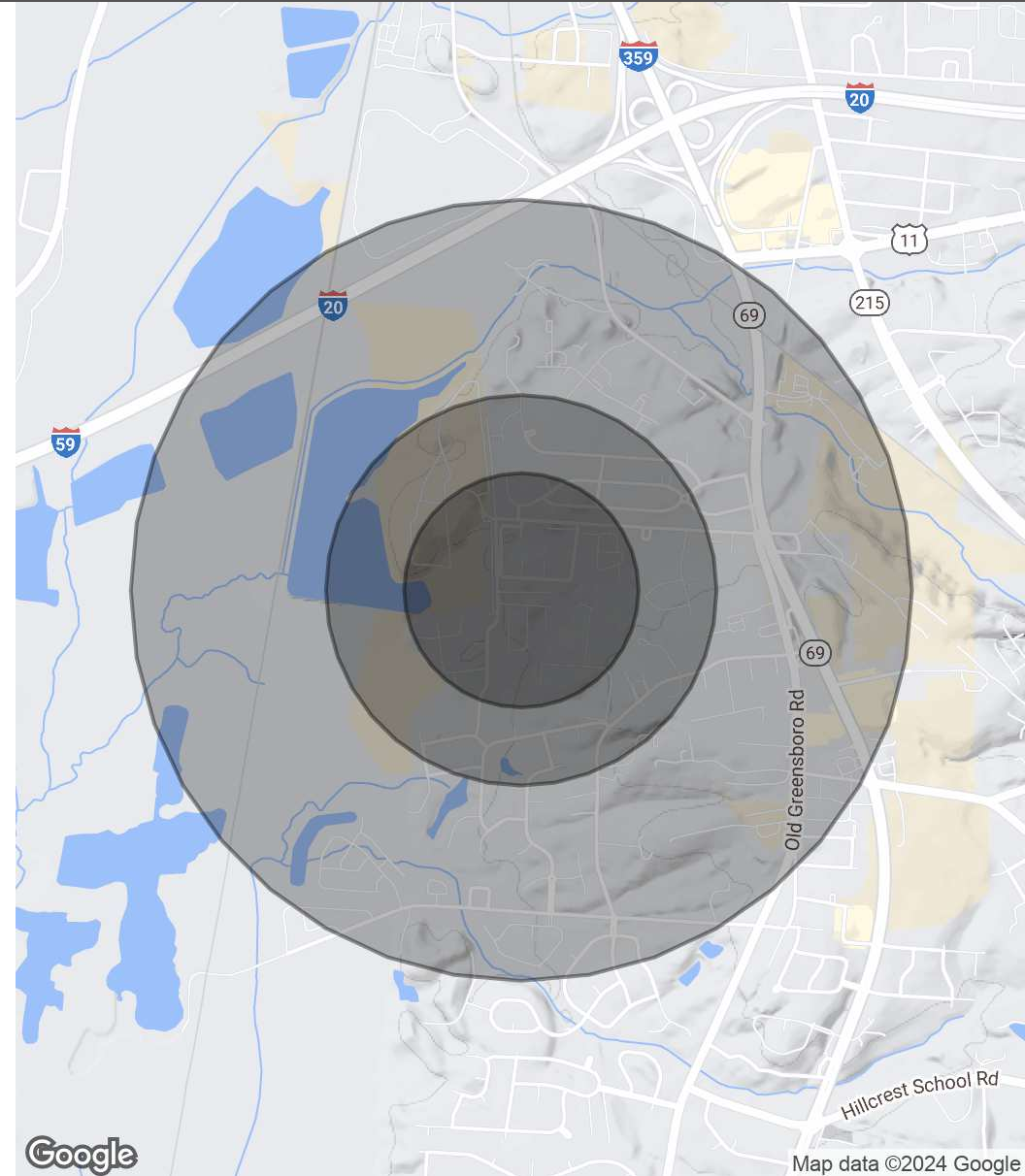
9,800 SQ/FT WAREHOUSE WITH 4.37 ACRES OF LAYDOWN AND PARKING

INDUSTRIAL PROPERTY FOR SALE & LEASE

6115 18TH AVE, TUSCALOOSA, AL 35405

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,241	2,340	6,242
Average Age	34	35	34
Average Age (Male)	33	34	34
Average Age (Female)	35	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	577	1,089	2,964
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$80,259	\$81,908	\$81,372
Average House Value	\$277,767	\$282,699	\$268,778

Demographics data derived from AlphaMap



CASE MCNEILL **RICHARD HENRY**

205.292.4643
case@rightspacecre.com

205.799.8110
richard@rightspacecre.com

RS
RIGHT SPACE
rightspacecre.com