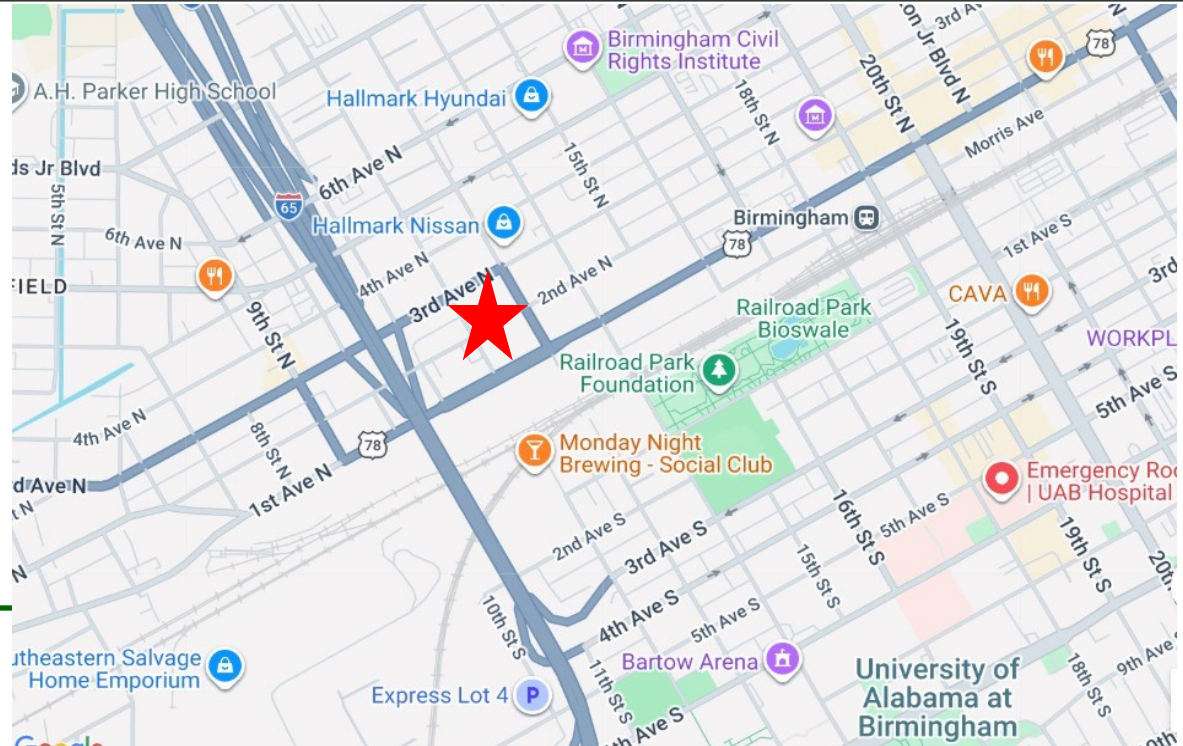


**FOR SALE**

# **+24,346 Sf BUILDING FOR SALE WAREHOUSE/SHOWROOM/OFFICE 1218 2ND AVE NORTH B'HAM, AL 35203**



## **PROPERTY SUMMARY**

**Price:** \$2,385,000 (\$98 psf)  
**Acres:** ±.80 (2 parcels)  
**Size:** +24,346 Total Square feet  
**Address:** 1218 2nd Ave N, Bham, AL  
**Building A:** 12,492 SF;(10,852 Warehouse; 1,640 sf Office)  
**Building B:** 11,854 SF;(9,654 Warehouse; 2,200 sf Office)  
**Zoning:** M-1 (City of Birmingham/Switch District)  
**Opport Zone:** Yes  
**Parking:** 17 dedicated also Street Parking  
**Doors:** 1 Dock High and 2 Drive in (10'x12')

### **Contact:**

**Engel Realty Co, LLC**  
**Attn: Dan Anderson**  
**(205)-939-8239**

**[danderson@engelrealty.com](mailto:danderson@engelrealty.com)**

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# Building Information



**TOTAL OVERALL SIZE +24,346 SQUARE FEET**

**BUILDING "A": 12,492 SF Total:**

- \* +1,640 SF Office & 10,852 SF Warehouse
- \* Warehouse Ceiling Height Max 18'-2"
- \* Ceiling Height to Bottom of Beam: 12'-6"
- \* 1- Drive in Door (10'x12')
- \* Office Heated & Cooled
- Building is Sprinkled & Sep Metered.
- 

**BUILDING " B": 11,854 SF Total**

- \* +2,200 SF Office & 9,654 SF Warehouse/Showroom
- \* Warehouse Ceiling Height Max 18-2"
- \* Office Heated/Cooled (Not Req to be Sprinkled)
- \* Electric Gate Entrance
- \* 17 Parking Spaces inside Gate

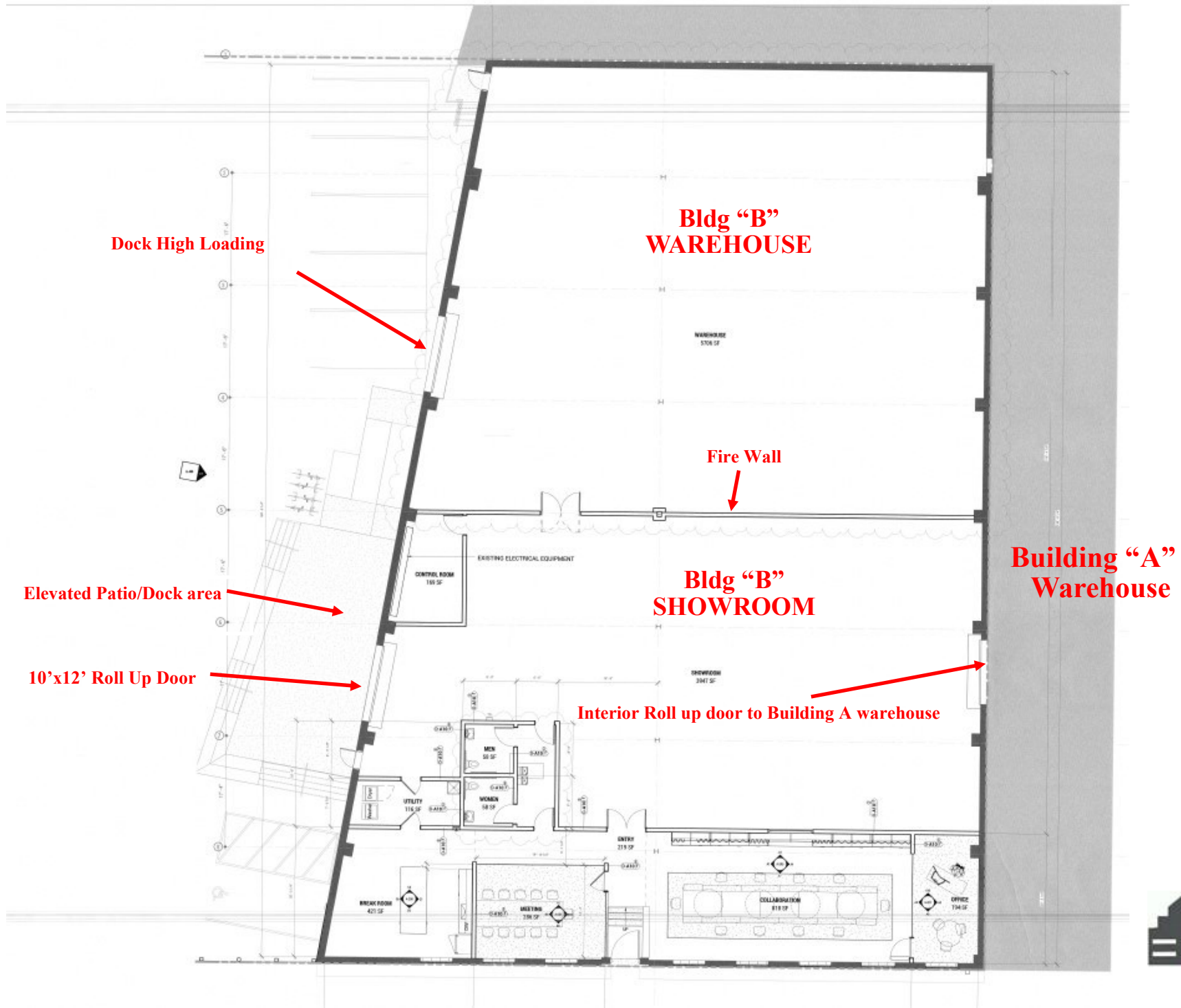
<u>Construction:</u>	Renovated in 2021
<u>Municipality:</u>	Birmingham (Switch District)
<u>Zoning :</u>	M-1
<u>Opportunity Zone:</u>	Yes

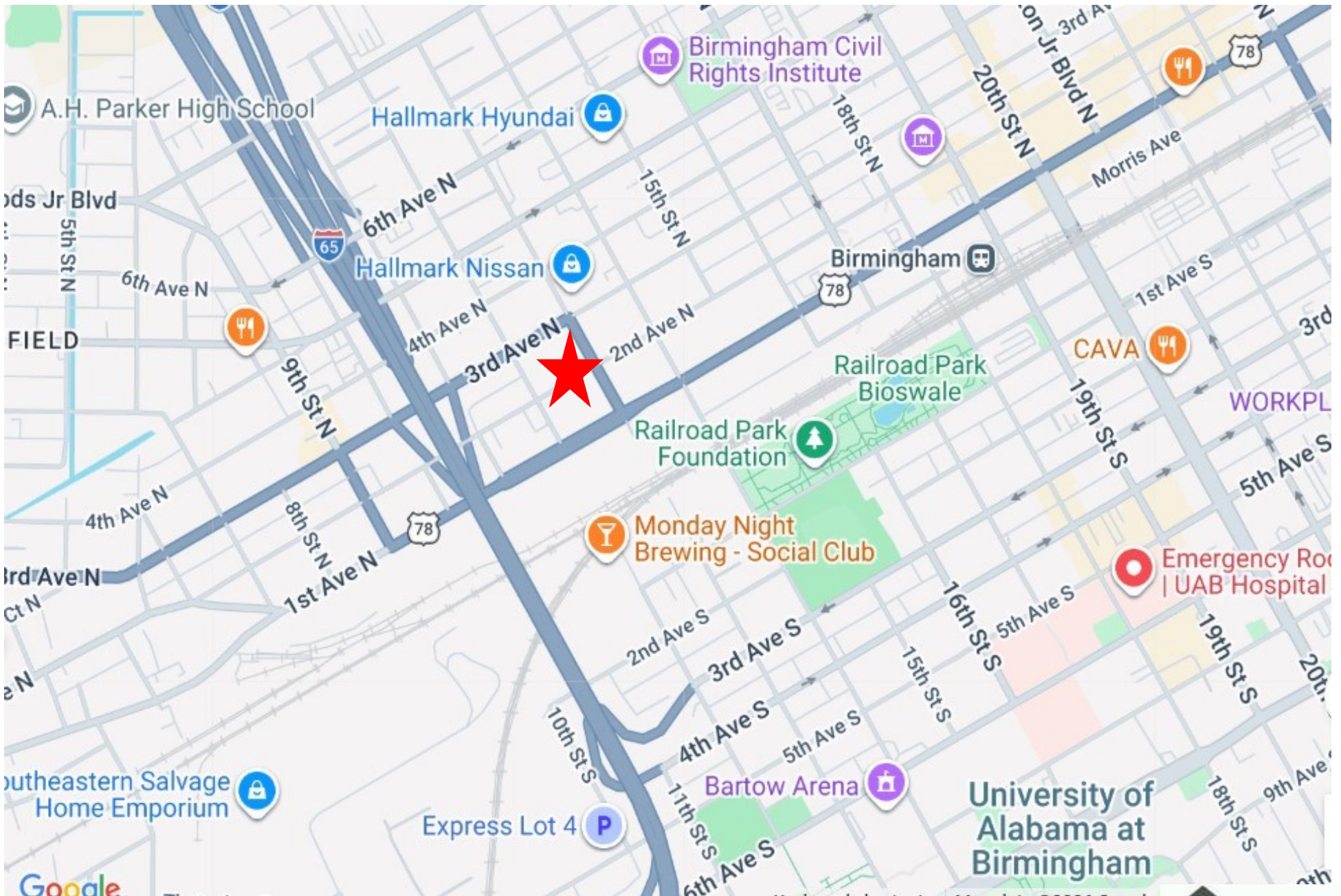
**Amenities:** 1 Dock High Door with opportunity to convert another roll up to Dock High.; 1-Drive In Door in bld "A" Shower in restroom in building A office. Lrg Break Room, Lrg Conference rm; washer dryer hookup & work area in Building B main office area. Separate Entrance, Office, ADA Restrooms & Sep Meter For both Building A & B. Street Parking available as well. Each Building Separately Metered.

# Building "A & B" Site Plan



# Building "B" Floor Plan

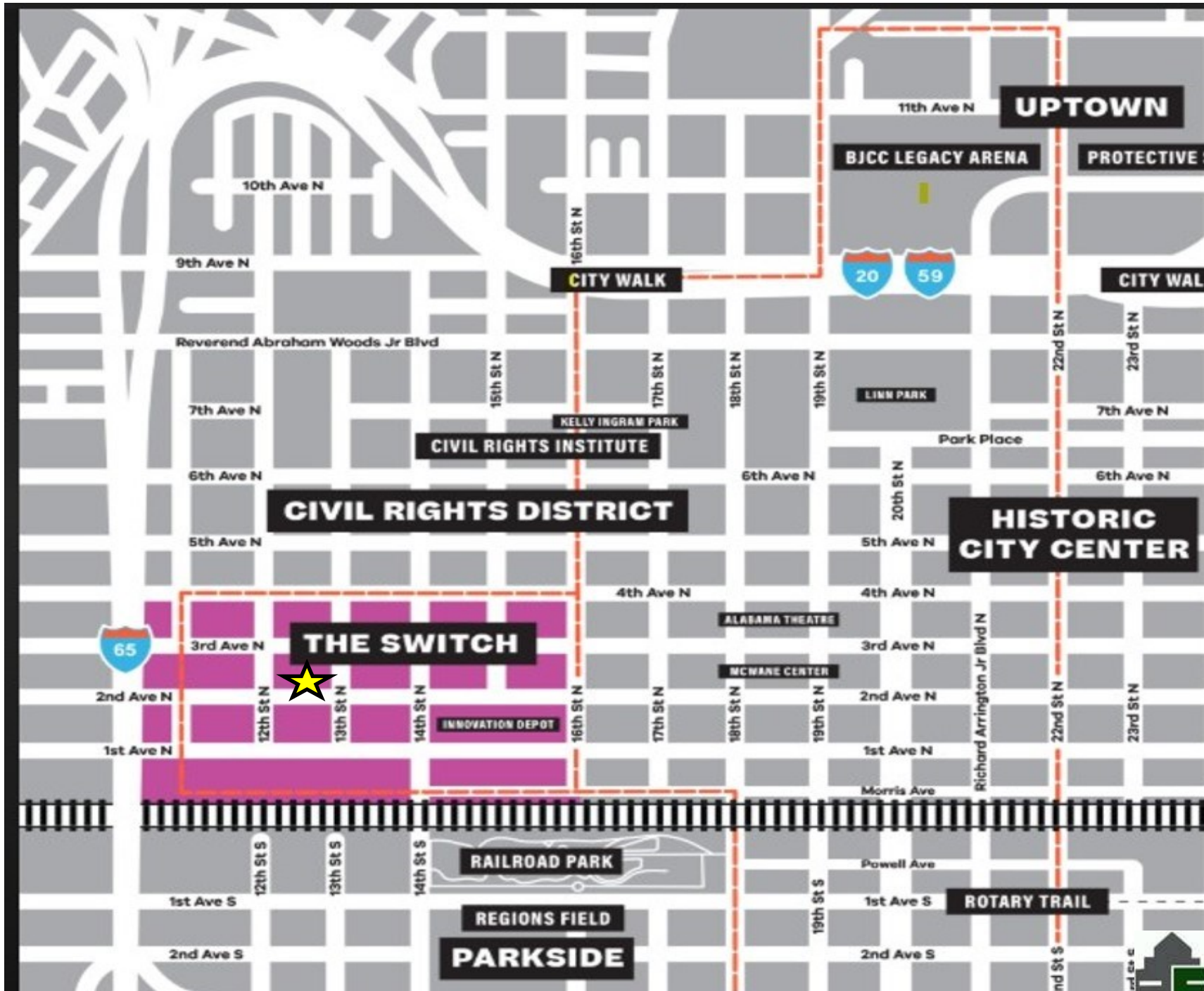


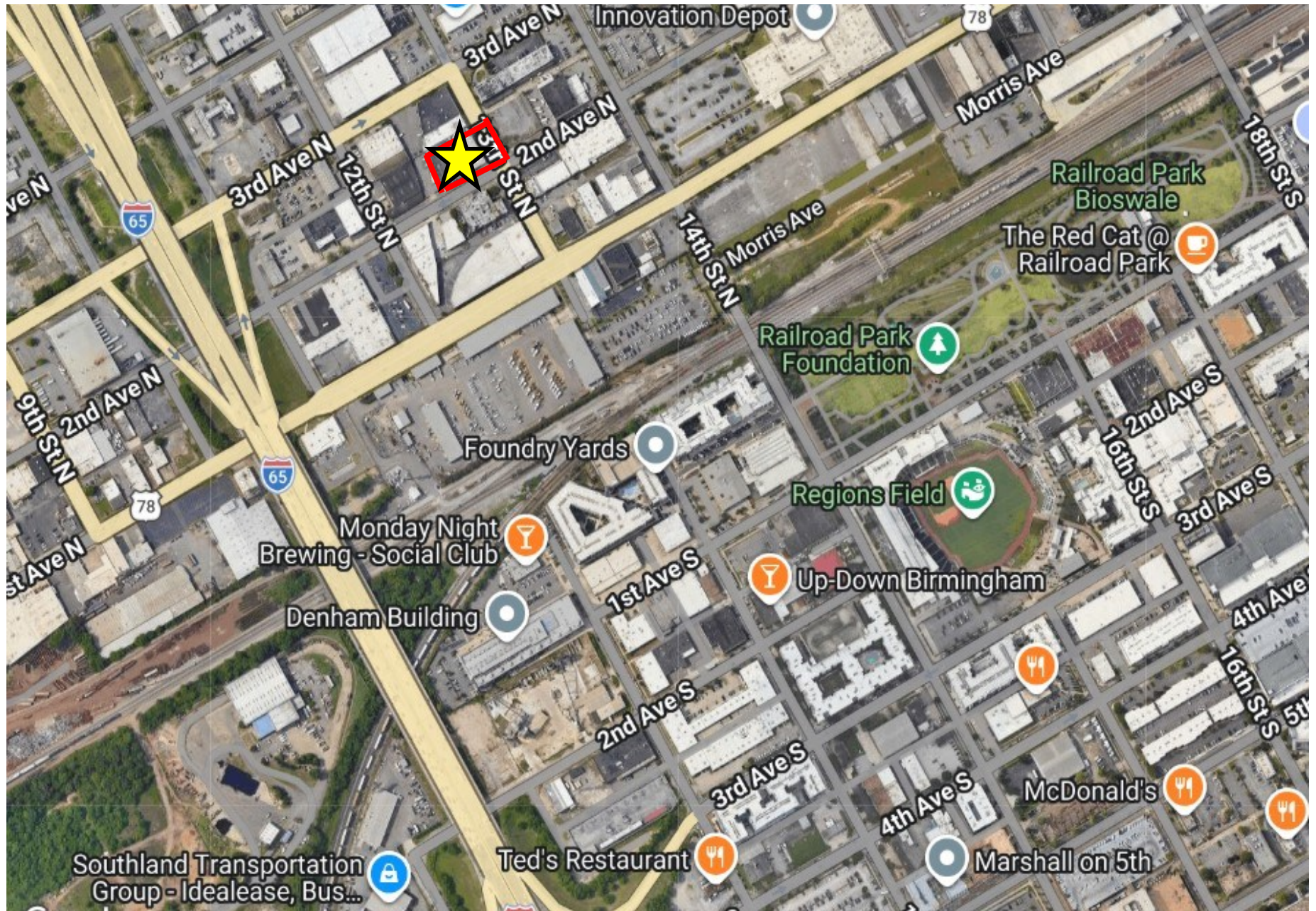


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Property Located in the "Switch District" of Birmingham





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## EXTERIOR 2ND AVE NORTH

Elect Entry Gate

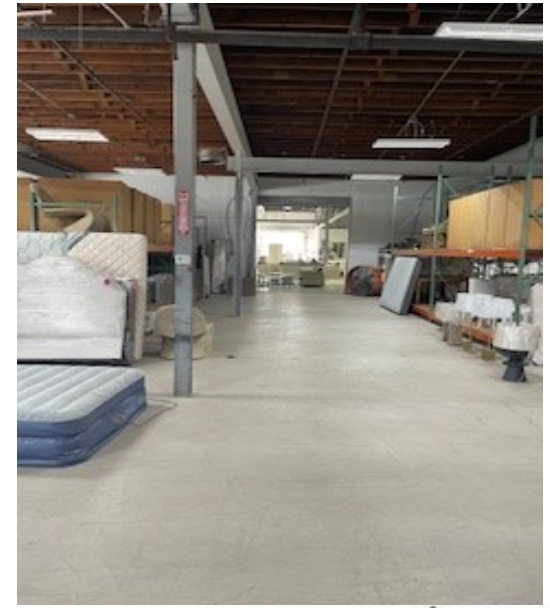
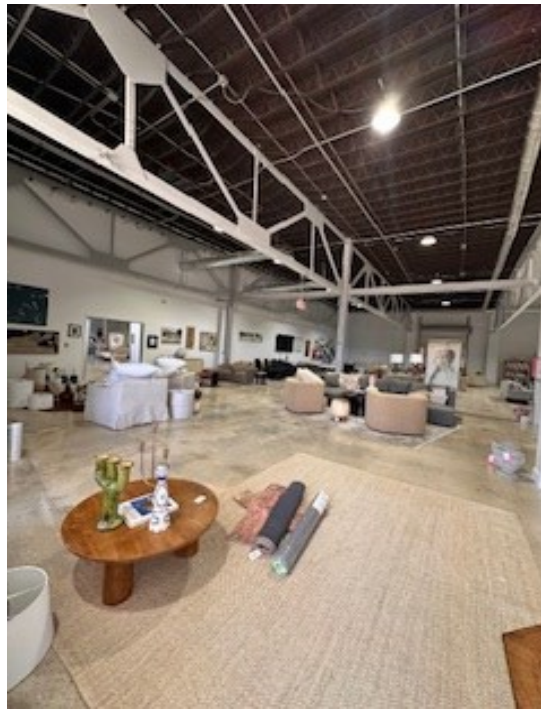


## EXTERIOR 13TH ST NORTH

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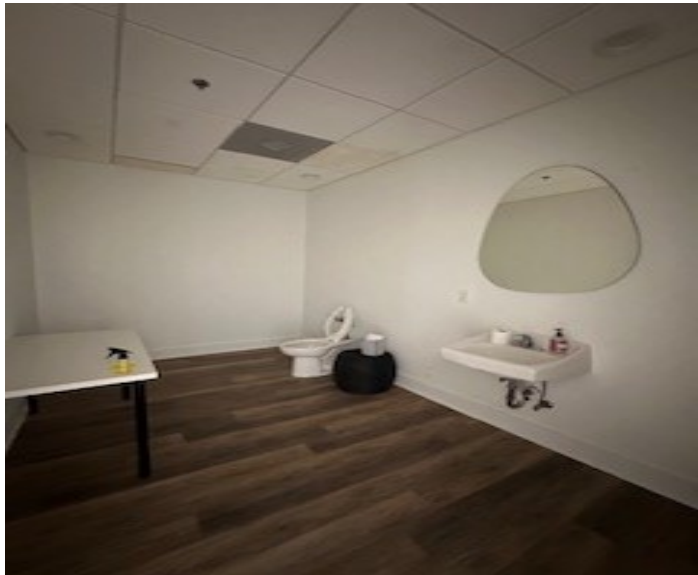
## Warehouse/Showroom Pics



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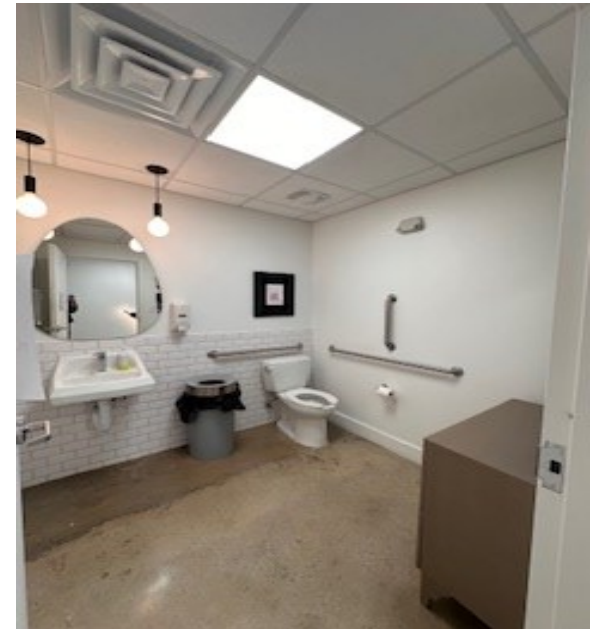
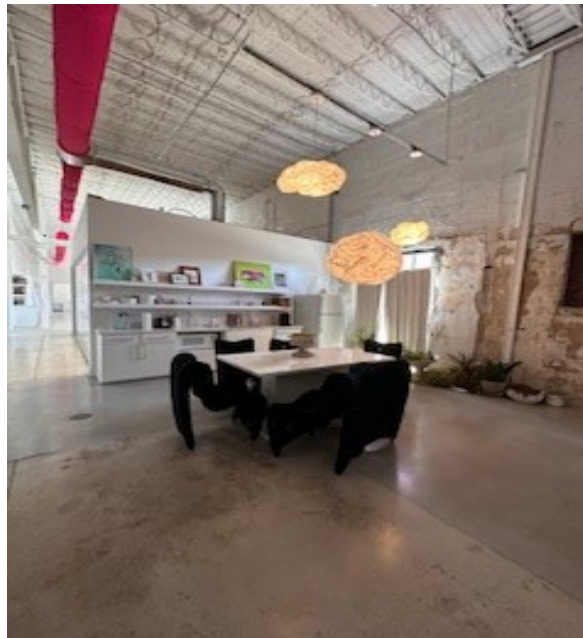
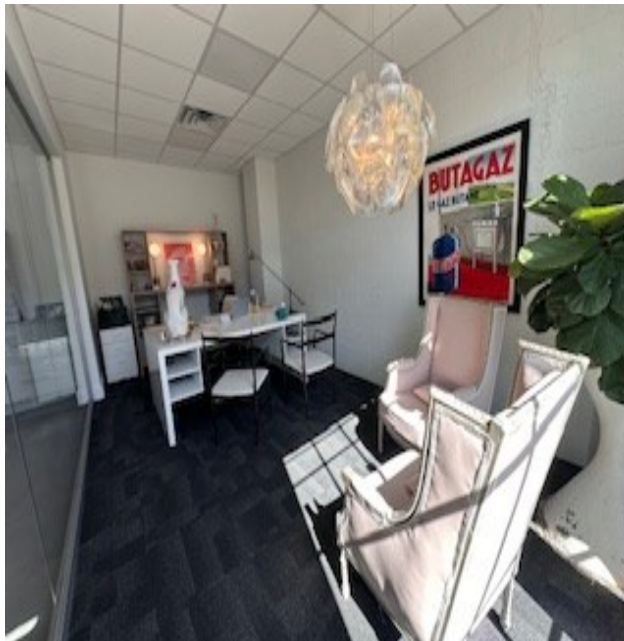
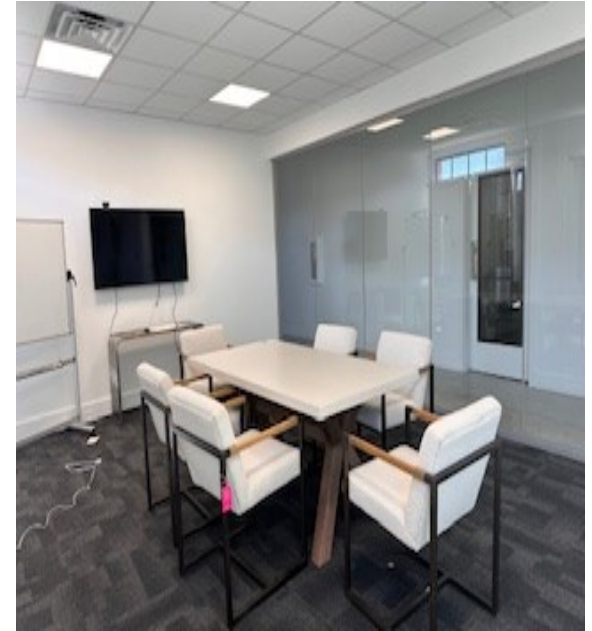
# OFFICE AREA BUILDING "A"



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# MAIN OFFICE AREA BUILDING "B"



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