

Unique Space, Suitable for Brew-Pub or Micro-Distillery

415 Locust Street | Gadsden, AL 35901

For Lease
\$12.00 SF/Yr
Full Service

20,000+/- Sq Ft



Location



Property Highlights

- Beautiful exposed brick walls
- High ceilings
- Skylights
- Barn-type entry doors
- Exterior offers a covered dock
- Ample onsite parking
- Tenant improvements and free rent for renovations
- Easy access to major highways

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
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Site Plan



More Information

Time Square at Locust Street, located at 401 Locust Street, Gadsden, Alabama is a multi-tenant Retail/Office building, that has some unique spaces suitable for most retail, including a Brewpub and/or Micro-Distillery (zoning of B-4). Offering an open event room with beautiful, exposed brick walls, tall ceilings, skylights, barn-type entry doors that lead to an industrial area for inside seating, bar area, with space for gaming and socializing. The exterior offers a covered dock for tables, stage, gaming, etc. Location is a diamond in the rough for a user with a vision and business model that can utilize this unique space. Plenty of onsite parking. Landlord is offering some tenant improvement along with free rent for renovations that are needed or other creative ideas.

Time Square at Locust Street is nestled in the Gadsden Downtown Historic District and is zoned B4 (Design Review District), with an easy walk to restaurants and local retail. Rich in history, the building was built circa 1940 and previously was the home to The Gadsden Times.

Gadsden is a city in and the county seat of Etowah County, Alabama. It is located on the Coosa River about 56 miles northeast of Birmingham and 90 miles southwest of Chattanooga TN.

More Information

Located in the heart of Gadsden, AL, the area surrounding the property offers a vibrant and dynamic environment for professionals. Just a short walk away, you'll find the historic downtown district, boasting a variety of dining options, boutique shops, and cultural attractions. Nearby, you can take a stroll along the Coosa River or visit the Mary G. Hardin Center for Cultural Arts. The area also features convenient access to major highways and public transportation for easy commuting. With its blend of local charm and modern conveniences, the location provides an ideal setting for an office or office building tenant seeking an engaging work environment.

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Area Amenities



431

415 LOCUST STREET

411



More Information



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Floor Plan

Entire Space Available:
20,000+/- Sq Ft
 405-415 Locust Street

Space Available Suitable for
 Brew-Pub or Micro-Distillery

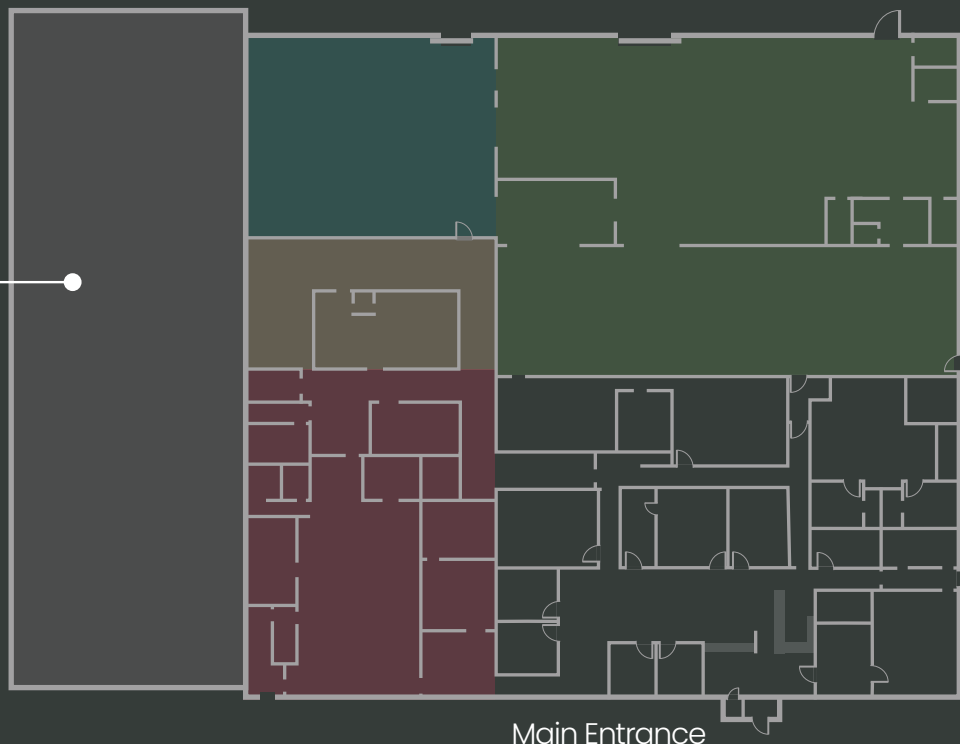
6,842+/- Sq Ft
 415 Locust Street

Space Available
2,121+/- Sq Ft

Space Available
1,350+/- Sq Ft

Space Available
3,446+/- Sq Ft

Space Available
6,676+/- Sq Ft



Event Space Information

Unique open space with exposed brick walls, high ceilings.
 Excellent event space that could host an array of activities.
 Drive-in doors and separate entrance.

Listing Type	Direct
Min Contiguous SF	20,000 SF
Drive-in-Doors	1
Lease Type	Full Service
Days on Market	0 days
Space Subtype	Retail/Warehouse
Space Available	6/7/24
Rate (Per SF)	\$12/SF/YR
Lease Term	Flexible



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