



PROPERTY DESCRIPTION

Available for lease at \$3,200 per month (Gross), 816 21st Ave E offers 4,800 SF of well-maintained office and warehouse space with convenient access to University Blvd and Kicker Rd. The property includes approximately 1,600 SF of office space with a reception area, conference room, private offices, kitchen, and ADA-accessible restroom, along with 3,200 SF of warehouse space featuring three bays. A large parking pad supports both employees and operations.

LOCATION DESCRIPTION

Located near University Boulevard East and Kicker Road, 816 21st Ave E offers quick access to McFarland Boulevard and central Tuscaloosa. The surrounding area includes established neighborhoods, retail, and service businesses, providing convenient connectivity for both employees and customers.

RICHARD HENRY

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PROPERTY HIGHLIGHTS

- 1,600 SF office / 3,200 SF warehouse
- Reception area and conference room
- Large on-site parking pad
- Three private offices
- Warehouse with three bays

OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (Gross)
Number of Units:	1
Available SF:	4,800 SF
Building Size:	4,800 SF

INDUSTRIAL PROPERTY FOR LEASE
816 21ST AVE
816 21ST AVE E, TUSCALOOSA, AL 35404



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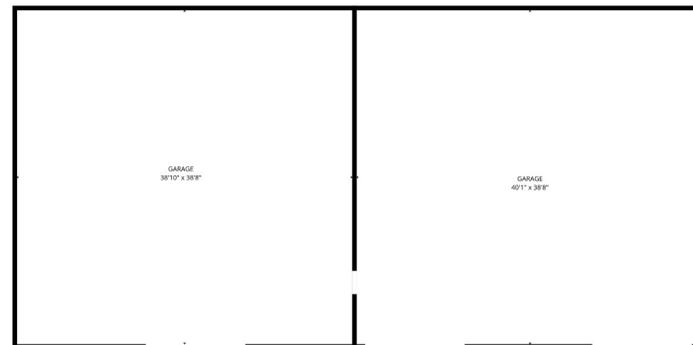
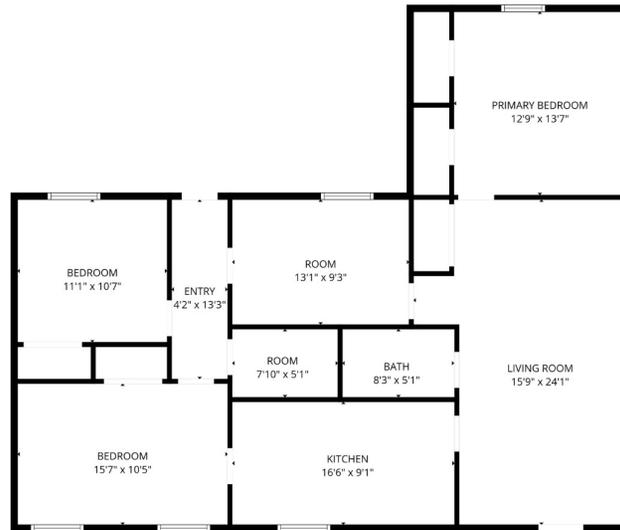
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