



**For Sale or Lease**

**± 21,000 SF**

**Office/Warehouse Facility**

511 11th Street North, Birmingham, AL 35203

Birmingham CBD | Opportunity Zone

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# Property Overview

## 511 11th Street North

Building Area ±21,000 SF

Fenced Lot Area ±10,000 SF adjacent lot

Office Area ±Approximately 2,500 SF ground floor office / break room plus a 1,050 SF newly renovated 2nd floor office

Drive-Ins (1) 10x10 with dock access; (1) 12x10; (1) 10x12; (1) 14x14

Lighting New LED lighting in the warehouse

Roof New 15,000 SF TPO

Power 3-phase electrical panel

### Miscellaneous Details

- 3 separate interconnected buildings plus an attached garage
- Recently repaved front parking lot
- Partial building exterior re-paint
- Industrial space floors are partially epoxy coated
- Upstairs office has access to the roof and a view of downtown Birmingham
- Building visible from I-65 N
- Clear height in large warehouse 13-14'
- 5 large offices in main building with a break area and a training/conference room plus 1 large office on second floor
- Available 1G Internet



For Sale:

**\$1,680,000**

For Lease:

**\$8.00/SF NNN**

# Area Details



## Birmingham



Birmingham's Railroad Park

1000 ft



# Building Photos



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