



FOR SALE OR LEASE

± 19,600 SF

**Rare CBD Office/Warehouse with Excellent Loading
6,000 SF Tenant in Place**

1201 3rd Avenue North | Birmingham, AL 35203

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Property Overview

Address:	1201 3rd Avenue North
Parcel:	22-00-35-4-013-003.000
Building Size:	<div>Total: +/-19,600 SF</div> <div><ul style="list-style-type: none">• Office: 5,000 SF• Warehouse: 8,600 SF• Tenant Space: 6,000 SF (All warehouse)</div>
Site Area:	+/-0.59 Acres
Loading:	<div><ul style="list-style-type: none">• Two (2) dock height• One (1) van height• Two (2) drive-in doors</div>
Zoning:	M-1, Light Industrial District
Parking:	(13) Off-Street Parking Spaces
Construction:	Brick Masonry
Tenant Lease:	<div><ul style="list-style-type: none">• 6,000 SF lease to AmFirst in place• +/- \$45,000 / year in rental income</div>
Highlights:	<div><ul style="list-style-type: none">• Highly Visible• Open Office Area with Conference Room• Central Business District (Downtown)• Excellent Interstate Access• Shop Offices in the Warehouse• Recessed Truck Loading Platform• Easy Access on 12th Street North or 3rd Avenue North</div>



For Lease or Sale:
Contact for Pricing



Location

Aerial Parcel Map



18

MINUTES | 13 MILES
HOOVER

34

MINUTES | 21 MILES
ALABASTER

26

MINUTES | 17 MILES
TRUSSVILLE





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