



**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**

**Tripp Alexander, CCIM, SIOR**

Partner, Dir. of Industrial Services  
+1 205 949 5989  
tripp.alexander@colliers.com

**Joe Azar, CCIM**

Senior Associate  
+1 205 949 2692  
joe.azar@colliers.com

**Colliers | Alabama**

880 Montclair Road, Suite 250  
Birmingham, AL 35213  
+1 205 445 0955

**Colliers**

# Property Overview

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



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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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