

INDUSTRIAL PROPERTY FOR LEASE  
**4720 UNIVERSITY BLVD E**  
4720 UNIVERSITY BLVD E, TUSCALOOSA, AL 35404



#### PROPERTY DESCRIPTION

This 1,800 SF commercial building offers a functional blend of office and light industrial space for lease at \$2,700/month (NNN). The front portion features an open office layout suitable for administrative or showroom use, while the rear includes a small warehouse/workshop area with a drive-in roll-up door for loading and storage. The property also benefits from a fenced outdoor laydown yard, providing added flexibility for contractors or service-oriented users.

#### LOCATION DESCRIPTION

Located on University Boulevard East, the property offers convenient access to major retail, service, and traffic corridors in East Tuscaloosa. Surrounding uses include national retailers, restaurants, and service providers, making it an accessible and practical location for businesses serving the greater Tuscaloosa market.

#### PROPERTY HIGHLIGHTS

- Predominantly office with rear warehouse section
- Drive-in roll-up door
- Fenced laydown yard
- Ample on-site parking
- Open office/showroom layout

#### OFFERING SUMMARY

Lease Rate:	\$2,700.00 per month (NNN)
Available SF:	1,800 SF
Building Size:	1,800 SF

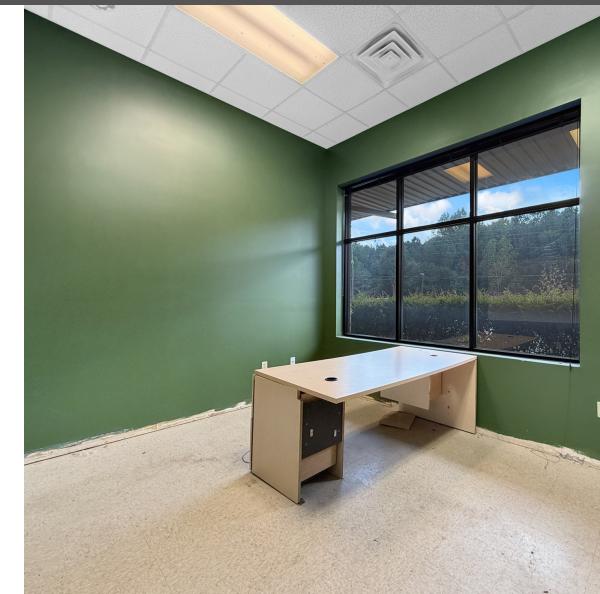
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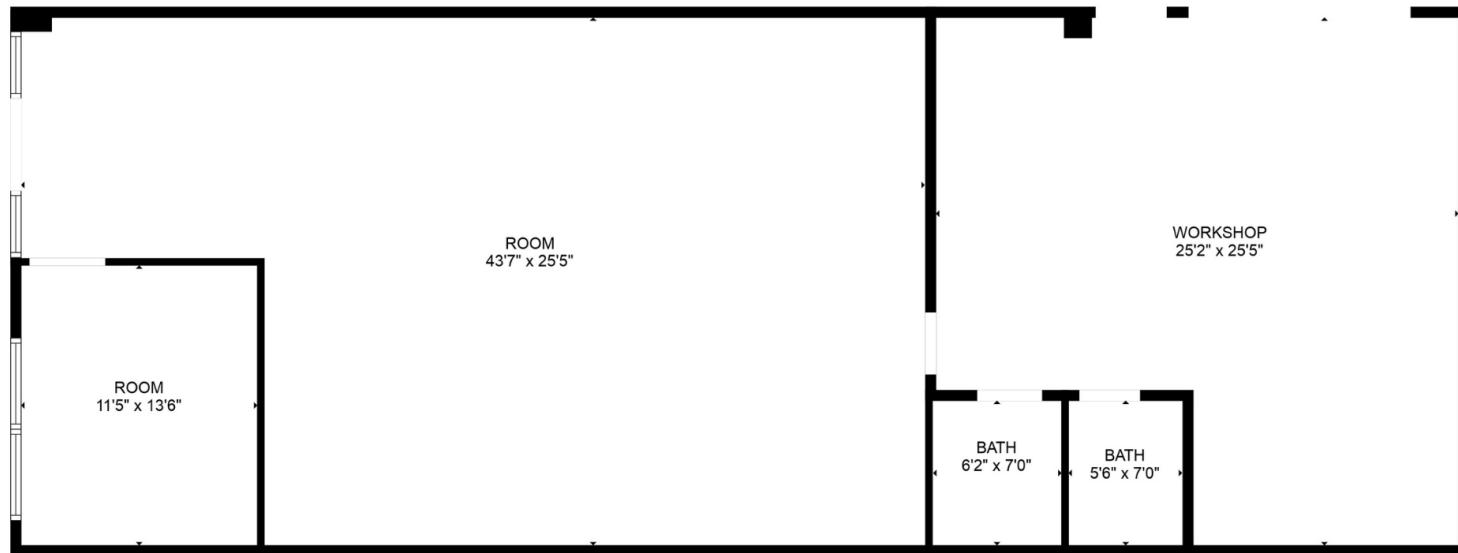
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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