

**FOR SALE**

*Industrial Division*

# Industrial Building for Sale

*1516 3rd Street West Birmingham, Al 35204*

## Property Information:

- 4.11 Acres site fully fenced and gated
- Main building is 10,710sf includes 4 private offices, conference room, break room, work space, high quality finishes.
- Work shed is 2,459sf
- Office space was renovated in 2021
- Current operator is a regional asphalt paving company.
- 120/208 volt power service
- Zoning M-1 Light Industrial and R-3
- Dock and grade level loading
- City of Birmingham
- Jefferson County
- Survey available upon request

**List Price \$699,000**

**Exclusive Agent**

**Michael Johnson**

**(205) 939-8233**

**mjohnson@engelrealty.com**





e Creek

3rd St W

3rd St W

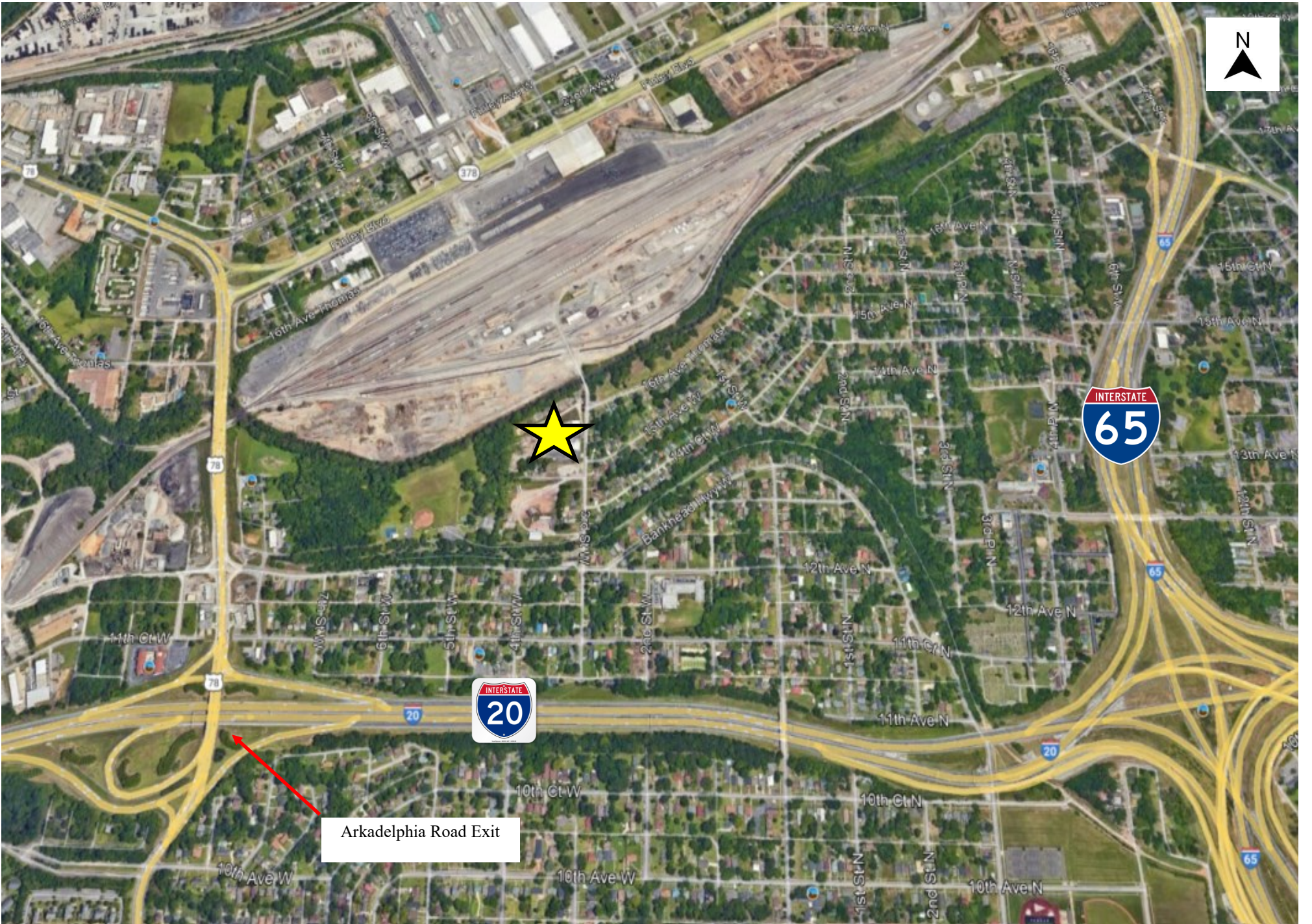
15th Ave W

50 feet

20







Arkadelphia Road Exit