

# | OFFICE / WAREHOUSE FOR SALE |

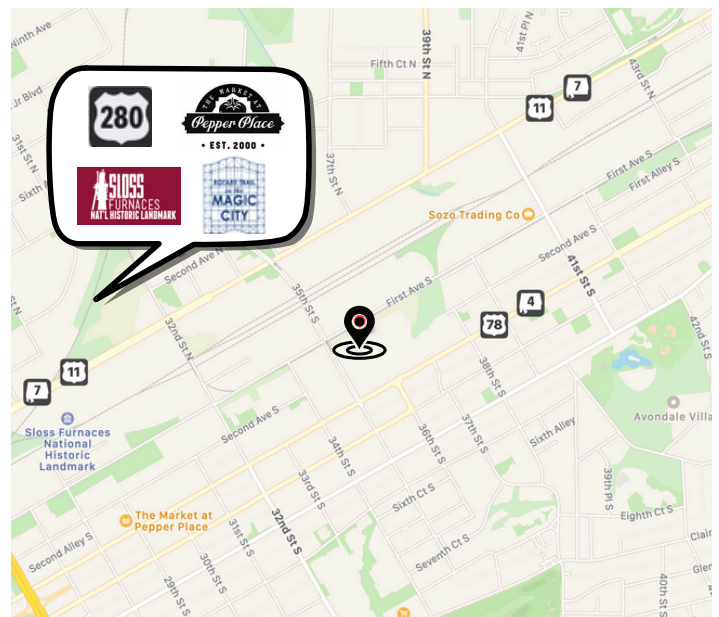
3501 1ST AVE S BIRMINGHAM, AL 35222



**BUILDING SIZE**      **SALE PRICE**  
70,000 SF              \$6,450,000 (\$92 PSF)

## BUILDING FEATURES

- 10,000 SF of newly renovated office and showroom
- 60,000 SF warehouse total
- 20,000 SF of conditioned warehouse
- Multiple dock high loading positions
- One grade level loading ramp
- 17' clear ceilings
- 40' x 25' column spacing
- 3 phase 480/277 volt power with 2800 amp service
- Fully sprinklered
- Excellent location on Southside, halfway between Avondale, and the CBD, adjacent to the Rotary Trail



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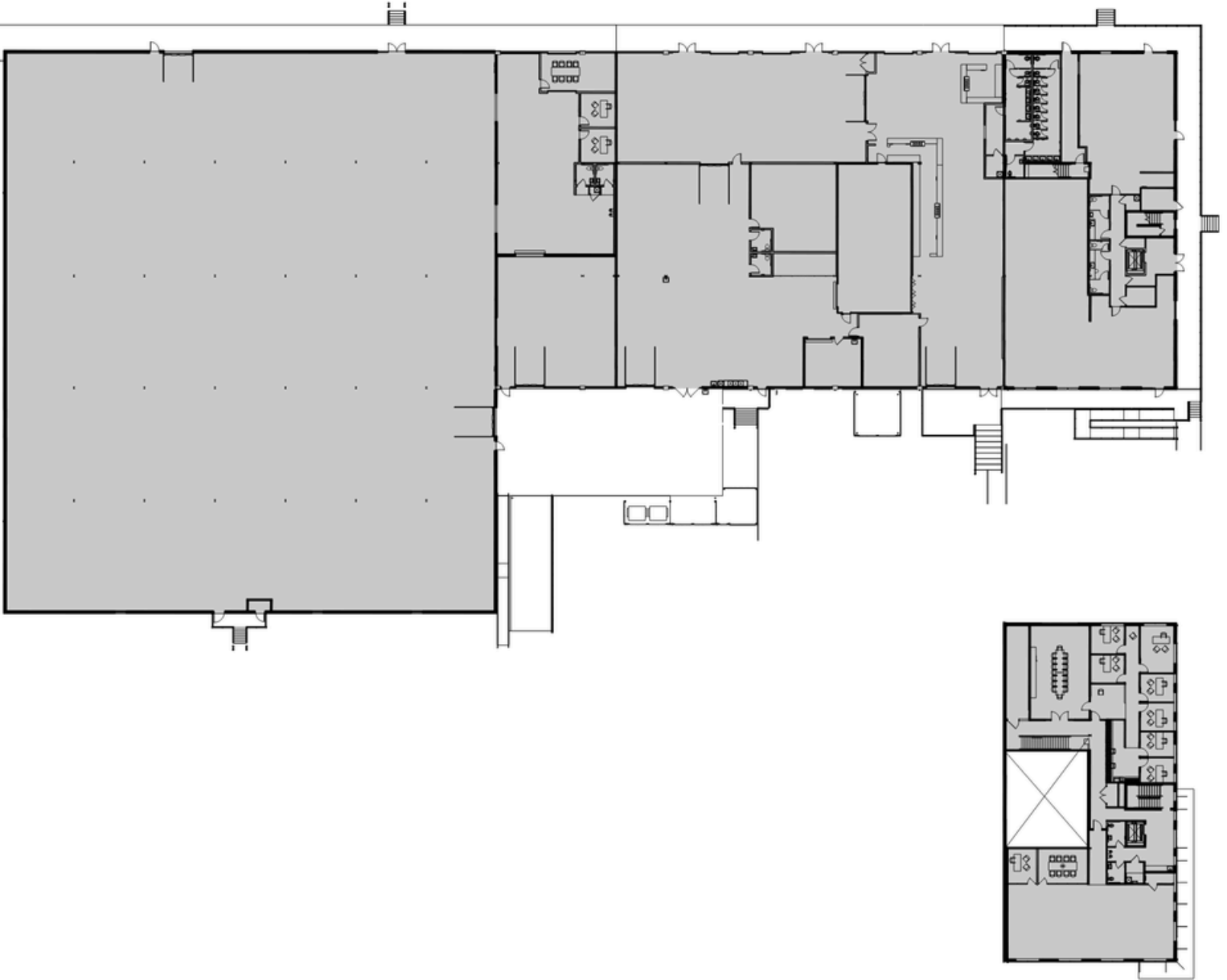


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## SURROUNDING AMENITIES:

- 1 avondale ANIMAL HOSPITAL
- 2 Big Spool CREAMERY
- 3 AVONDALE BREWING &
- 4 Yoga THE YOGA PLACE
- 5 BACK FORTY BEER COMPANY
- 6 Little B's CHICKEN
- 7 arcadia SUBOTTI
- 8 JACK BROWNS BURGERS & BREWERY
- 9 Slice
- 10 THE BAKERY AT Pepper Place
- 11 SOUTHERN BREAD FRANCHISES MULTI-SERVICE LAUNDRY
- 12 Piggy Wiggy
- 13 PENSKE Truck Rental
- 14 ferus ARTISAN ALES
- 15 CARRIGANS



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