

INDUSTRIAL PROPERTY FOR LEASE
METRO WAREHOUSE
1601 23RD AVENUE, TUSCALOOSA, AL 35401



PROPERTY DESCRIPTION

Metro Warehouse is a practical, multi-building industrial complex offering a range of flexible warehouse and light-industrial suites for small businesses. The property features drive-in access, efficient floor plans, and open warehouse bays designed for day-to-day operational needs. With a total building size of 10,950 SF, the complex provides straightforward, functional space for tenants who value ease of access and utility over unnecessary complexity.

LOCATION DESCRIPTION

Metro Warehouse sits just off 23rd Avenue and 17th Street, offering quick access to major Tuscaloosa corridors including 15th Street, Greensboro Avenue, and I-359. The complex is surrounded by national retailers and everyday services, giving tenants convenient connectivity for employees, customers, and deliveries.

RICHARD HENRY

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PROPERTY HIGHLIGHTS

- 10,950 SF multi-tenant industrial complex
- Mix of flexible warehouse + office suite configurations
- Drive-in access
- Quick access to 15th St, Greensboro Ave, and I-359
- Surrounded by national retailers and service businesses

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,500 SF
Building Size:	10,950 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,500 SF	Lease Rate:	\$9.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	1,500 SF	NNN	\$9.00 SF/yr	<p>Come with us to discover Metro Warehouse, Suite C, a centrally located flex space designed for practical business needs. This 1,500 SF unit offers a straightforward layout with a private room, hallway, bathroom, and the rest dedicated to open warehouse space. The warehouse features a 12' ceiling height and a drive-in door, giving you easy access for loading, equipment, or daily operations.</p> <p>Positioned just off 23rd Avenue and 17th Street, the property keeps you connected to major Tuscaloosa corridors, making it simple for your team, customers, or deliveries to get in and out.</p> <p>Don't miss this opportunity to secure a flexible commercial space that supports the way you work, and helps your business move forward.</p>

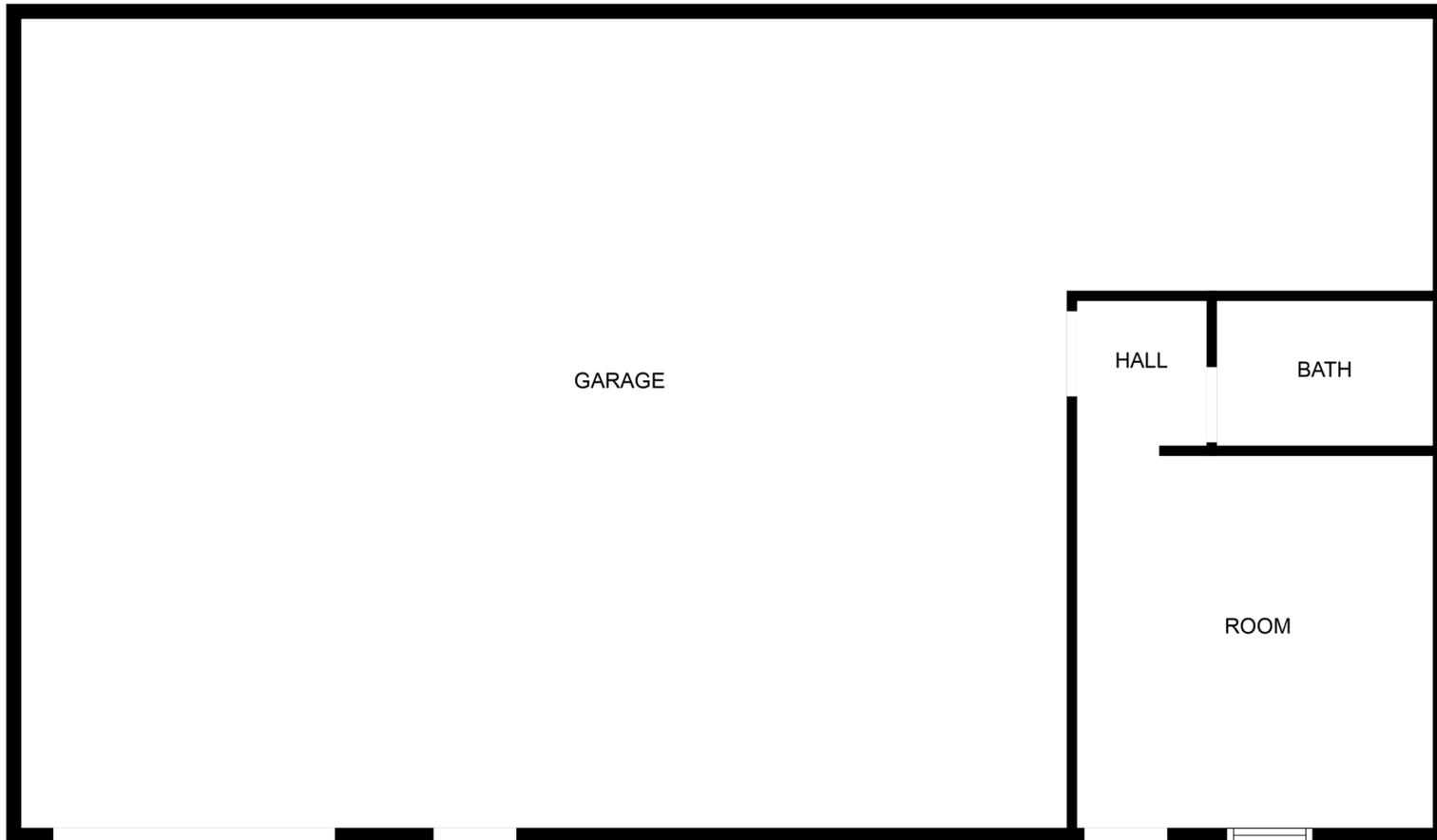
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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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