



FOR SALE OR LEASE: TURNKEY WAREHOUSE ON I-59

**+/- 20,000 SF WAREHOUSE/
MANUFACTURING BUILDING IN
FANTASTIC CONDITION**

**1209 JAMES HARRISON JR PKWY E
TUSCALOOSA, AL 35405**

\$2,500,000 OR \$11/SF

PROPERTY OVERVIEW:

- Zoning: IL - Industrial Light District
- City of Tuscaloosa, 3 phase power
- Turnkey Warehouse Facility with office (4 each), showroom (+/- 2700 SF), and warehouse space (+/- 15,000 SF)
- Situated on +/- 2.2 acres, the property is fenced with automatic gate. Parking for 22 cars outside fence.
- Building has a covered 3-bay loading dock with levelers, 2 roll-up doors, 20' clearance at center.
- Highly visible from I-59 allows for easy access to the facility as well as valuable advertising.

DIRECTIONS:

Form McFarland BLVD turn on to James I Harrison JR. PKWY E. and property is on the right.

HARWOOD HD DICHARA

HARWOOD REAL ESTATE LLC

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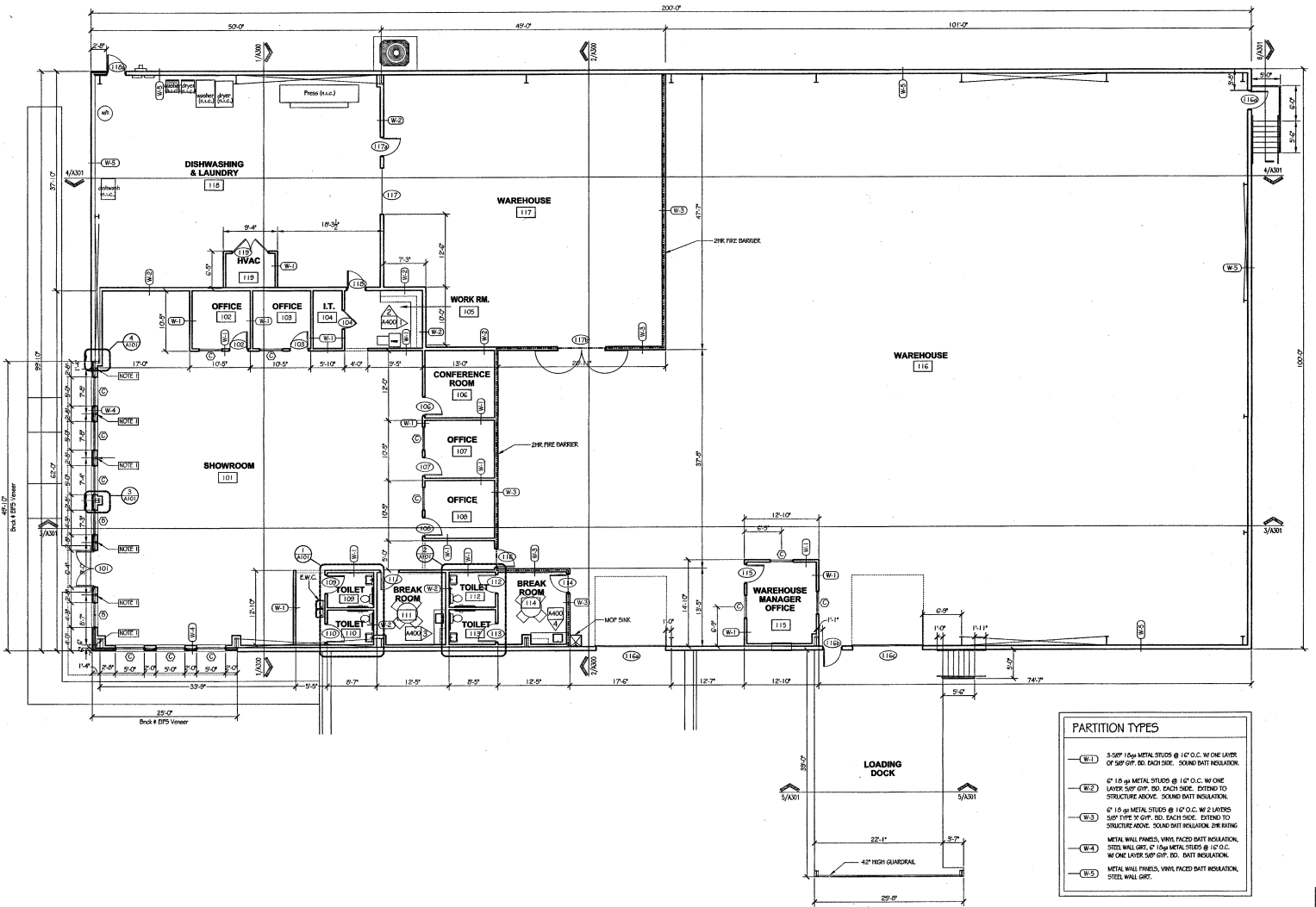
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FLOOR PLAN



SITE PLAN

