



FOR SALE OR LEASE

EXCELLENT LOCATION & INTERSTATE ACCESS

**± 36,500 SF Turn-Key Freezer/
Cooler Facility**

617 21st Avenue West, Birmingham, AL 35204

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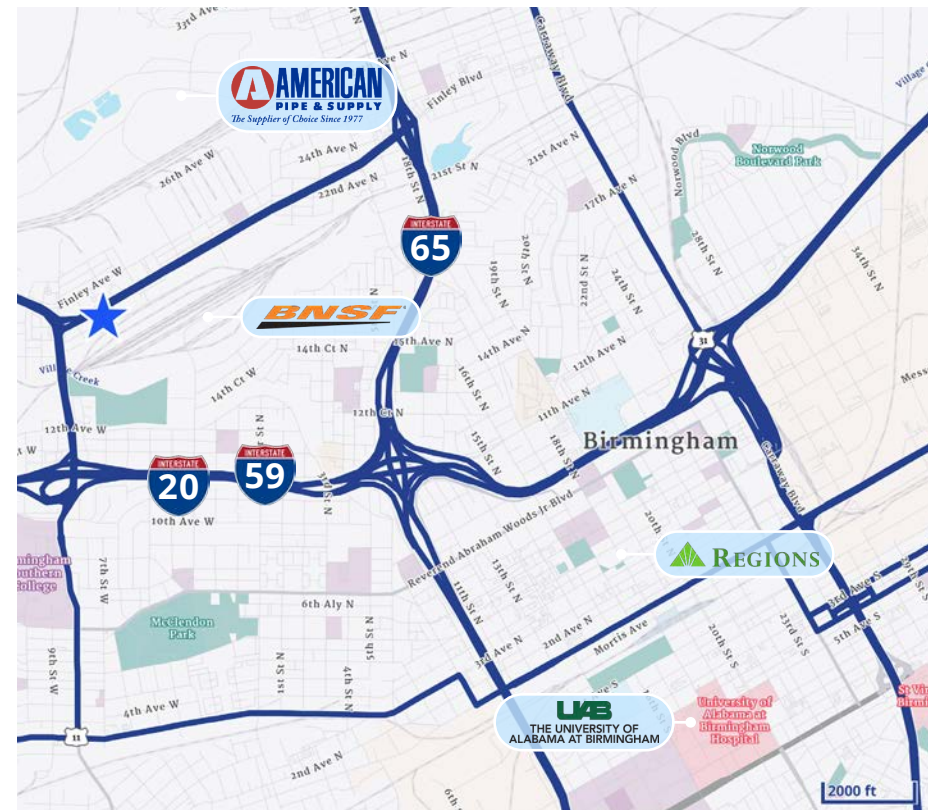
880 Montclair Road, Suite 250
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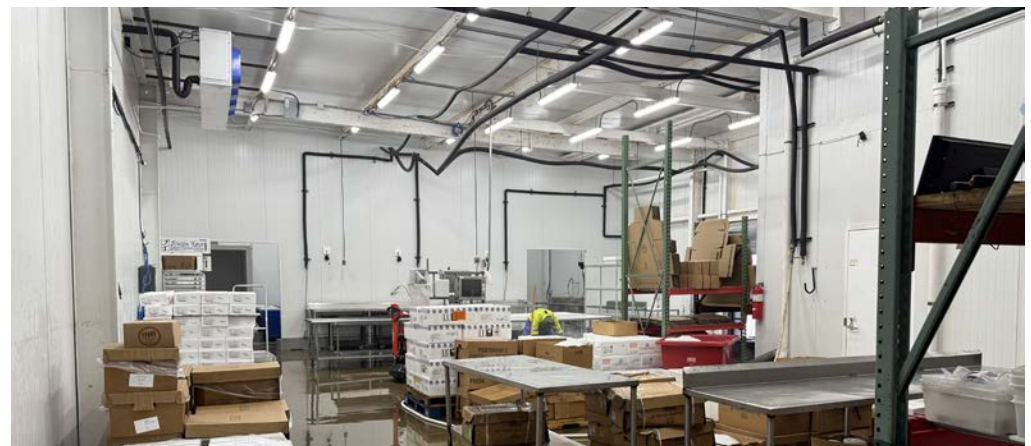
Property Overview

Freezer/Cooler Facility

Address:	617 21st Avenue West, Birmingham, AL 35204
Building Size:	± 36,500 SF
Office Size (SF):	± 2,500 (recently renovated)
Zoning:	M-1
Site Area:	± 1.60 Acres
Cooler Space:	± 27,300 SF
Freezer Space:	± 4,600 SF
Ceiling Height:	Up to 20'
Loading:	Six (6) refrigerated dock-high loading doors designed to maintain consistent temperatures during loading/unloading
Features:	<ul style="list-style-type: none">• Located on Finley Blvd across from Alabama Farmers Market, Birmingham Food Terminal, and Niki's West Restaurant• Turn-key opportunity with millions of dollars invested in recent Capital Expenditures• Near many food facilities including Americold• Optimized for food processing, cold storage, and distribution• Temperature ranges:<ul style="list-style-type: none">• Coolers: 34°F• Refrigerated storage: 45°F• Freezer: 0°-10°F• Refrigerated dock: 38°F
Distribution & Operations:	



Facility Photos





For Pricing:
Contact Brokers

1.4

MILES
I-65

3.3

MILES
Downtown
Birmingham

8.2

MILES
Birmingham
International Airport

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