

9,800 SQ/FT WAREHOUSE WITH 4.37 ACRES OF LAYDOWN AND PARKING

INDUSTRIAL PROPERTY FOR SALE & LEASE

6115 18TH AVE, TUSCALOOSA, AL 35405



PROPERTY DESCRIPTION

Discover a versatile industrial opportunity at 6115 18th Ave — available for lease at \$7.50/SF/yr or for sale at \$800,000. Situated on 4.37 acres, this property features a 9,800 SF warehouse designed to support a wide range of operational needs, from distribution and storage to service-based industries.

The building includes three drive-in doors plus a straight truck dock-high door, giving you the flexibility to handle equipment, deliveries, and workflow with ease. A massive gravel laydown yard offers ample room for parking, outside storage, staging, or fleet operations — a rare advantage in Tuscaloosa's industrial market.

Renovated in 2024, the building provides dependable infrastructure and a clean, functional layout that businesses can put to work right away. Located just off Highway 69 in a growing commercial corridor, the site ensures convenient access to major routes and nearby retailers, making it a strong fit for companies that value practicality and room to scale.

RICHARD HENRY

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OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	9,800 SF
Lot Size:	4.37 Acres
Building Size:	9,800 SF

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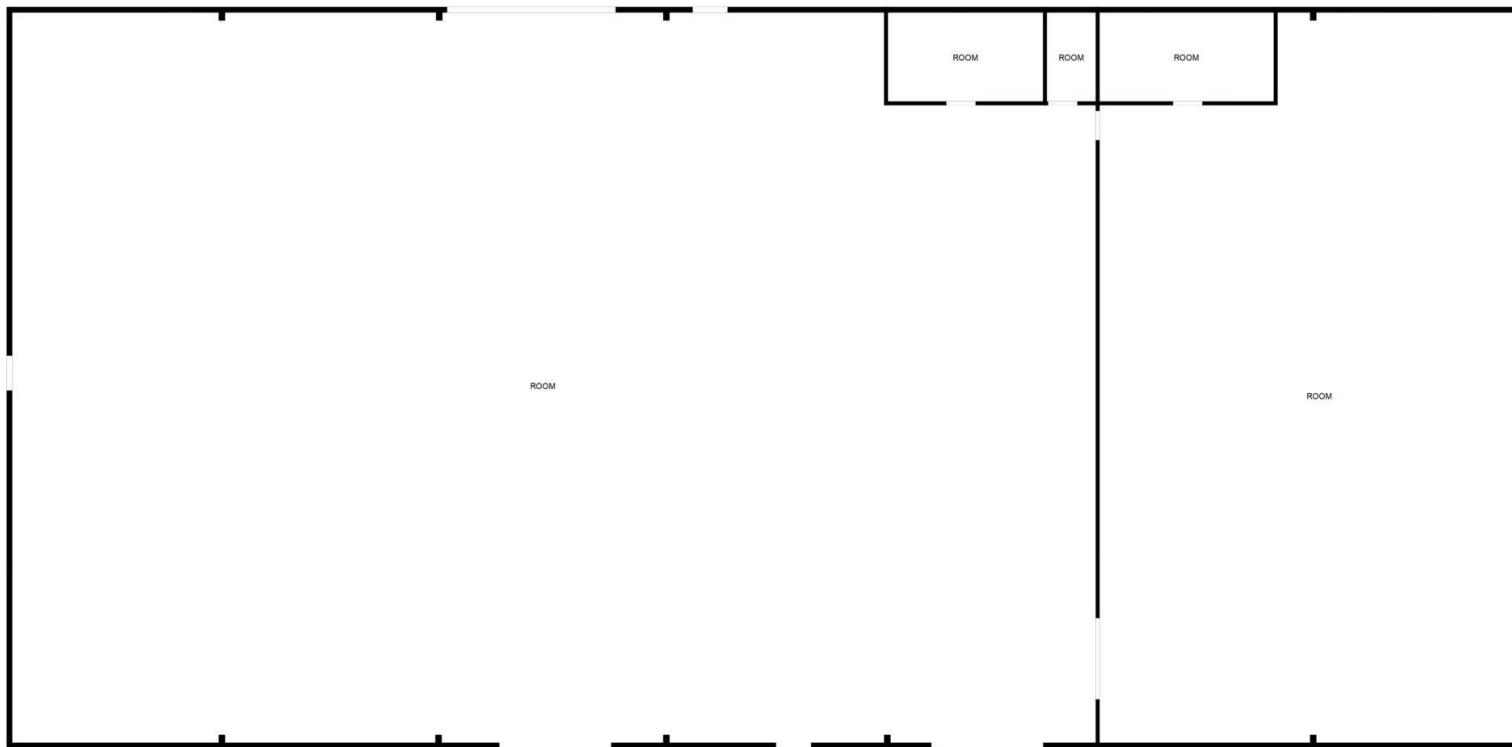
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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