

FOR SALE & LEASE

Office Warehouse

3700 6th Ave S, Birmingham, AL 35222



RED ROCK



11,000 SF Office Warehouse

Sale Price: \$1,900,000

RACHEL ROMANO

Broker

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Birmingham, AL 35205

205.324.3383

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Map data ©2025 Google



PROPERTY OVERVIEW

Located in Birmingham's vibrant Avondale area, this flex-office warehouse offers an exceptional blend of versatility, location, and functionality. The property spans approximately 11,000 square feet, providing a seamless integration of office refinement and industrial utility. Nestled in a bustling commercial district, it is surrounded by popular amenities, including dining, breweries, retail, and coworking hubs, with excellent connectivity to major thoroughfares. Designed to adapt to various business needs making it ideal for businesses seeking an all-in-one operational solution. Owner open to possible longer term lease deal.

PROPERTY HIGHLIGHTS

- Dock Level OHD
- Double Exterior Door
- Climate Controlled
- 4 Restrooms
- On Site Parking

OFFERING SUMMARY

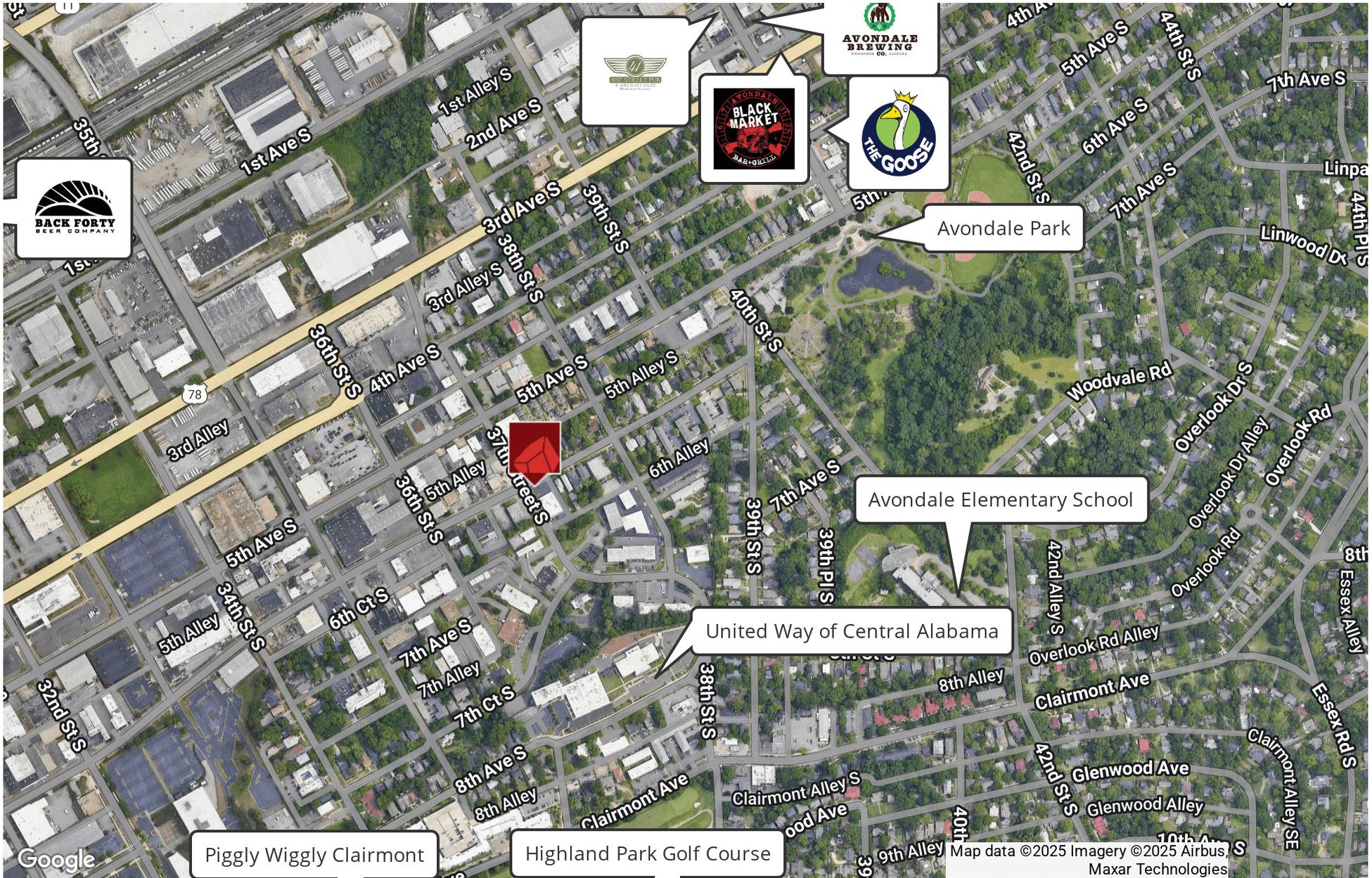
Sale Price:	\$1,900,000
Lease Rate:	Call to Discuss
Building Size:	11,000 SF
Price / SF:	\$172.73
Year Built:	1981
Zoning:	B2

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

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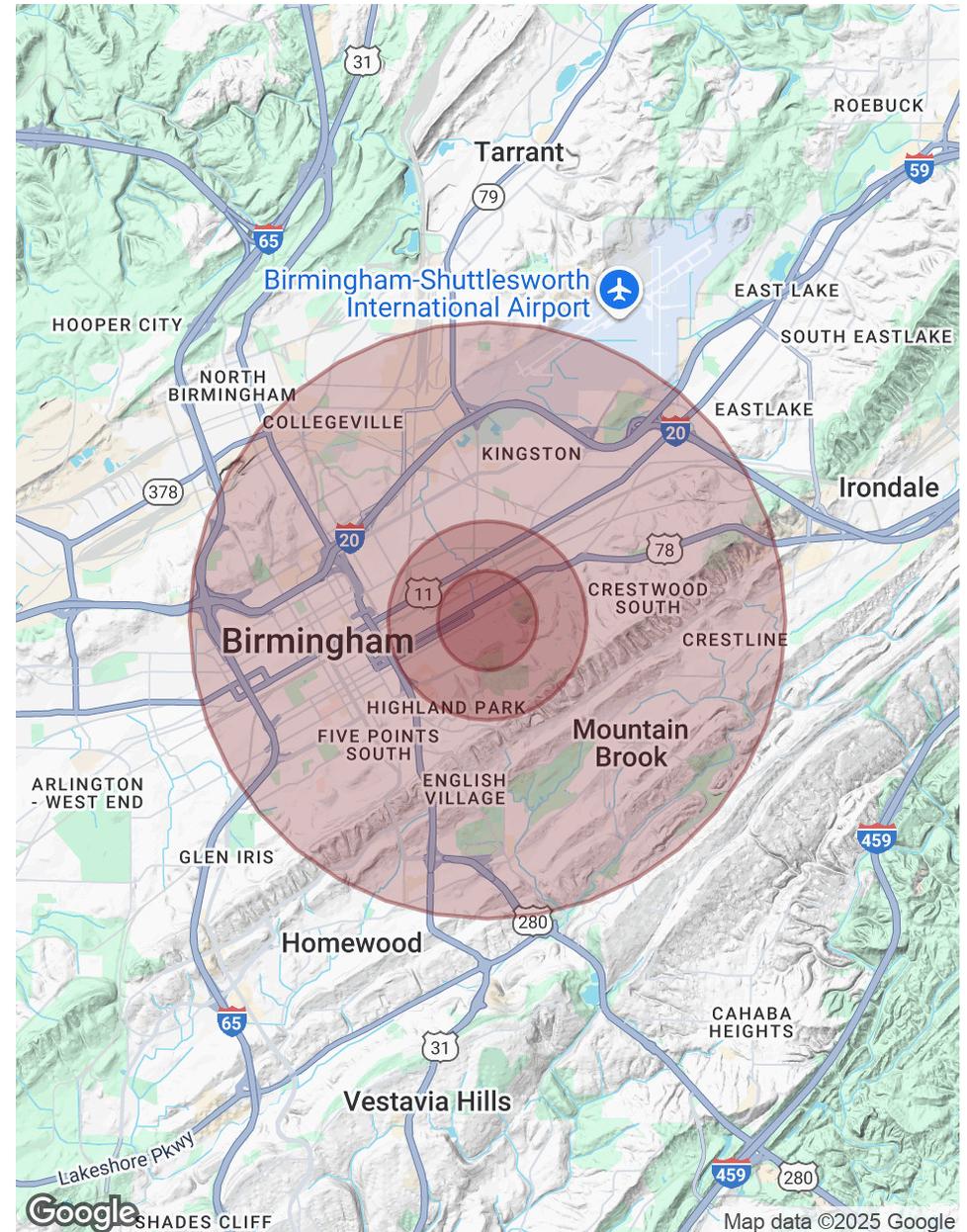
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,200	8,533	66,344
Average Age	42	41	38
Average Age (Male)	41	40	38
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,339	4,838	30,583
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$90,944	\$90,578	\$98,167
Average House Value	\$447,133	\$455,921	\$456,820

Demographics data derived from AlphaMap



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