

TILLMAN WAREHOUSE COMPLEX FOR SALE



COMPLEX INFO:

- **Building 1:** 1215 2nd Ave North
- **Building 2:** 1201 2nd Avenue North
- **Building 3:** 115 12th Street North

ASKING PRICE: \$1,800,000

Unlock Opportunity in Birmingham's Switch District A Rare Offering in One of Downtown's Most Dynamic Growth Corridors

- Positioned in the heart of Birmingham's **historic Switch District**, this warehouse complex offers more than just square footage—it offers strategic location, character, and unmatched connectivity.
- Once the city's industrial backbone, the Switch has undergone a dramatic transformation. It's now **Birmingham's epicenter for innovation, logistics, and adaptive reuse**, where historic brick meets modern ambition. Flanked by the Railroad Park district to the west and bustling Avondale to the east, the area is home to **craft breweries, tech startups, creative office users, and major logistics operations alike**.

Key District Highlights:

- **✓ Central Location:** Less than a mile from UAB, I-65, and I-20/59 — connect with the entire metro area in minutes.
- **🚂 Rail-Adjacent:** Anchored by the same rail lines that built Birmingham, the district is ideal for companies with shipping, distribution, or manufacturing needs.
- **🏠 Historic Bones, Modern Momentum:** A magnet for adaptive reuse, the Switch is attracting private investment and public interest, with nearby developments including office conversions, mixed-use infill, and specialty retail.
- **🌆 Urban Energy:** Close proximity to **Railroad Park, Rotary Trail**, and downtown amenities makes this an attractive base for employees and business owners alike.

Rich Vanchina, SIOR

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TILLMAN WAREHOUSE COMPLEX FOR SALE

1215 2ND AVENUE NORTH BIRMINGHAM AL 35203



Building 1: 1215 2nd Avenue North

BUILDING SIZE: 6,665 SF

BUILDING FEATURES:

- 6,665 SF total square feet
- Office: 1,590 SF
- Warehouse: 5,075 SF
- 15' clear ceilings
- 1 grade level roll up door
- 3 phase power
- Off-street gated parking

Whether you're a manufacturer seeking logistical convenience, a developer with vision, or an investor looking to ride the next wave of downtown expansion, this site in the Switch District delivers the bones, the location, and the story.

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1201 2ND AVENUE NORTH BIRMINGHAM AL 35203



Building 2: 1201 2nd Avenue North

BUILDING SIZE: 7,954 SF

BUILDING FEATURES:

- 7,954 total square feet
- 1 dock high door
- Excellent showroom/warehouse building

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115 12TH STREET NORTH BIRMINGHAM AL 35203



Building 3: 115 12th Street North

BUILDING SIZE: 8,231 SF

BUILDING FEATURES:

- 1 grade level door, easily accessible
- Current use is a commercial kitchen/commissary, no true need for additional buildout
- Certified to meet Jefferson County Department of Health food safety standards
- Building comes equipped with Two Large Commercial Vent Hoods, ideal for heavy-duty cooking operations, Multiple 3-Compartment Sinks, placed in prep areas for efficient cleaning and sanitation
- Two 175-Gallon Water Heaters, ensuring a reliable supply of hot water
- Rare availability with surrounding tenants like, Monday Night Brewery, Tucana Tiki Lounge, Updown Arcade, Tasty Town Creek Lounge, Regions Field, and many more entertainment concepts Ideal For Food trucks & mobile vendors, Catering companies, Meal prep services, Small food manufacturers, Start-up restaurants or ghost kitchens

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TILLMAN WAREHOUSE COMPLEX- BLDG 3

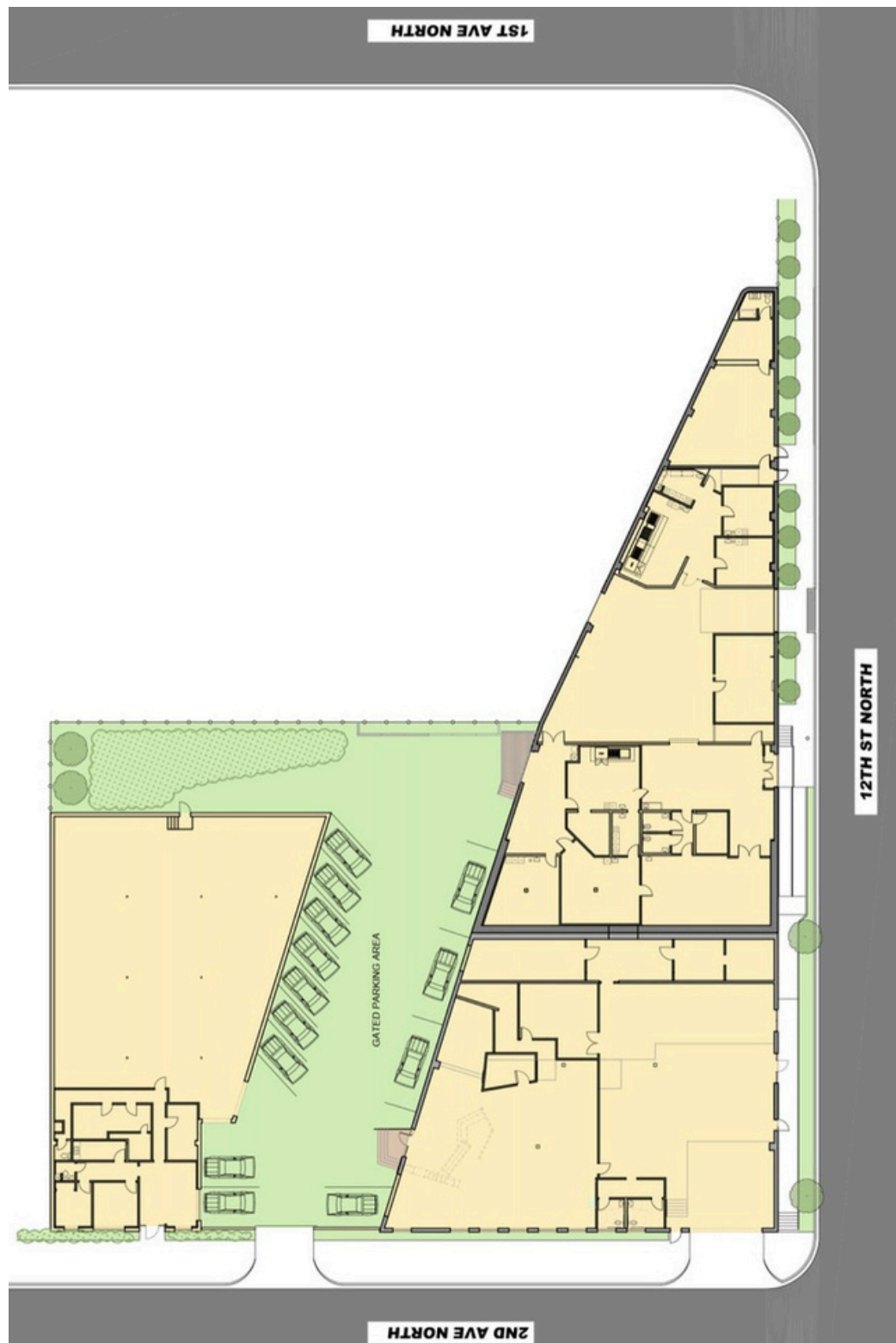


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TILLMAN WAREHOUSE COMPLEX FOR SALE

FLOOR PLANS



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OFFICE/WAREHOUSE FOR SALE

Don't miss the opportunity to own a piece of Birmingham's past---ready for the future.

