

FOR LEASE – ±80,000 SQFT Industrial Space (2 Buildings)

3333 35th Avenue North, Birmingham, AL 35207



±45,000 SF Building with Dock & Drive-In Access
±35,000 SF Building with Drive-In Access (no dock)
±6+ Acres | Zoned M2 Heavy Industrial

Property Overview



This ±80,000 SF site consists of two freestanding industrial buildings on over 6 acres. Building 1 offers dock-high and drive-in loading with heavy power and office space. Building 2 provides 35,000 SF of warehouse with drive-in access. Both buildings feature column-supported layouts and are ideal for manufacturing, warehousing, and distribution operations.



Warehouse & Loading Facilities



- Building 1: 3 drive-in bays + 2 dock-high bays
- Building 2: Drive-in access only (no dock)

Both buildings are not clear-span, featuring column-supported layouts. Ceiling heights allow efficient storage and industrial use.



Exterior, Site & Location



Two freestanding buildings on ± 6 acres. Fenced yard with circulation, parking, and outdoor storage. Flexible single-tenant or multi-tenant configurations.



Connectivity: 1.5 miles to I-65 | 10 minutes to I-20/I-59 | 15 minutes to Birmingham Airport | Access to rail & trucking routes

Zoning, Utilities & Contact



- Zoning: M2 Heavy Industrial
- Power: 1,600 AMP | 277/480 Volt
- Water, sewer, gas, and fiber available
- Best suited for: Manufacturing, Distribution, Logistics, Warehousing



For Leasing Information:

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