



# RAIL-SERVED WAREHOUSE AVAILABLE

BIRMINGHAM, ALABAMA

**NORFOLK SOUTHERN INTERNAL RAIL FOR 10 CARS**

## AVAILABLE

3501 1st Avenue North  
Birmingham, AL 35222

### BUILDING SIZE

- ± 221,580 SF, including
- ± 4,000 SF office

### PROPERTY INFORMATION

- **Available:**  
**73,000 sf up to 221,000 sf**
- ± 9 Acre lot with huge concrete truck court, fully fenced
- (20) Dock high loading
- Docks on newer warehouse have levelers and shelters
- M-1, Light Industrial Zoning, City of Birmingham
- Wet/dry sprinkler system
- 6" flooring
- Facility is in good condition
- Metal halide & fluorescent lighting
- Brick & concrete tilt-up construction
- Excellent trailer storage & parking
- Ceiling height 18'-20' clear
- Roof less than 2 years old
- Rare Southside availability

### EXCLUSIVE AGENT

Ogden Deaton, SIOR  
205.871.7100

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**LEASE PRICE \$2.95 PSF, Net**



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Information deemed reliable,  
but not guaranteed.

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