

700 61ST ST

Tuscaloosa, AL 35405

Lease Rate:
\$9.75 / SF / YR

Office-Warehouse Space FOR LEASE





PROPERTY OVERVIEW

Highlights

- **±1,416 SF suites available**
- **Grade-level roll-up door access**
- **Shared surface parking**
- **Building signage available**
- **Approximately 2 miles from I-20/59**

700 61st Street is a multi-tenant office-warehouse property located just off **Highway 69 South** in Tuscaloosa. The property offers practical small-bay commercial space for businesses that need a functional mix of office, service, storage, or light warehouse use.

The subject building totals approximately 9,000 SF and was built in 2004, with concrete flooring, slab foundation, drywall interior finish, metal exterior construction, **grade-level door access**, and shared surface parking. Positioned on a 4.28-acre commercial parcel with convenient access from 61st Street, the property is well suited for small businesses seeking affordable, functional space in South Tuscaloosa.

Property Specs

Property Type

Industrial

Property Sub-Type

Warehouse / Flex

Total Building Size

±9,000 SF

Available Space

±1,416 SF – ±2,832 SF

Year Built

2004

Parking

Surface – Shared

Loading

Grade-Level Doors

Construction

Metal Exterior / Slab Foundation

Tenancy

Multi-Tenant

FOR LEASE

\$9.75 / SF / YR (NNN)

Property Photos



Available Suites

Suite	Size	Description
2	1,416 SF	Suite 2 offers approximately 1,416 SF of functional office-warehouse space in a multi-tenant commercial property near Highway 69 South. The suite includes concrete floors, standard interior finishes, an open work/storage area, and private restroom access. This move-in ready space is well suited for a small business needing practical office, service, light warehouse, or storage functionality with convenient South Tuscaloosa access.
3	1,416 SF	Suite 3 offers approximately 1,416 SF of move-in ready office-warehouse space with a practical layout for small business users. The suite includes concrete floors, standard finishes, an open area for work, storage, or light service use, and private restroom access. Located just off Highway 69 South, Suite 3 provides an accessible option for businesses needing affordable commercial space with office-warehouse flexibility.

Suites 2 and 3 are available separately, with each suite offering approximately 1,416 SF of functional office-warehouse space. The available suites provide small businesses with practical space for office, service, storage, or light warehouse use in a convenient South Tuscaloosa location.

LOCATION & ACCESS

Tuscaloosa, Alabama



Location Overview

The property is located on 61st Street just off Highway 69 South in Tuscaloosa, providing convenient access to one of the area's primary commercial corridors. The site is approximately 2 miles from I-20/59 and offers quick connectivity to nearby retail, service businesses, residential neighborhoods, and other South Tuscaloosa destinations.

- Quick access to Highway 69 South
- Approximately 2 miles from I-20/59
- Convenient South Tuscaloosa location
- Near retail, restaurants, service businesses, and residential neighborhoods

Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!



Seth Richardson

REALTOR®



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