



FAIRFIELD, AL INDUSTRIAL PORTFOLIO FOR SALE

1. 315 36th Street

2. 3635 Commerce Ave

TOTAL SPACE

52,920 SF

ASKING PRICE

\$2,639,000

PARCEL

+/- 4.97 ACRES

- 3 Buildings on 2 parcels
- Zoning: M1, light industrial
- 42,249 SF warehouse / flex with loading dock
- 90,000 SF laydown yard
- Crane-served industrial building 8,700 SF
- Nearly 5 acres
- Detached flex building
- New roof and HVAC on warehouse building
- 10 ton bridge crane, 18' under hook
- Fenced yard for crane-served building
- Great building circulation
- Blocks to I-20 / 59

STUART CALDWELL

(205) 490-5269

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BUILDING 1: WAREHOUSE, FLEX & LAYDOWN YARD

SPACE

42,249 SF

- Zoning: M1, light industrial
- 14' clear in warehouse
- (2) 8'x 8' dock doors
- 45' horizontal column spacing
- 30' vertical column spacing
- New roof (2024)

PARCEL

+/- 3.75 ACRES

- New HVAC RTUs (2025)
- Over 90,000 SF of laydown yard
- Excellent circulation
- Quick access to I-20/59
- Area for office / flex / tenant
- In the heart of Fairfield's industrial district

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Laydown yard + warehouse or flex.

Take advantage of this unique opportunity to get 3.75 acres and a building just blocks from I-20.



Appx. 20K SF of Warehouse / Storage



3 Divisible Spaces



(2) 8'x8' Dock Doors



Newer M/ F Restrooms



BUILDING 2: CRANE-SERVED INDUSTRIAL & FLEX BUILDING

SPACE

10,670 SF

PARCEL

+/- 1.22 Acres

- 2 Buildings, 1 Parcel
- Zoning: M1, light industrial
- 10 ton bridge crane, 18' under hook
- Appx.1,000 SF office space attached
- 24' clear height (high-bay), 17' clear height (low-bay)
- (2x) 14'x18' drive-in doors, (1x) 14'x14' dock door
- 19' horizontal column spacing along crane runway
- 16' vertical column spacing
- Power reported 480v, 3ph, 800amp
- Primary building fenced
- Axillary building can be used for extra flex space
- Blocks to I-20 / 59

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BUILT FOR WORK. READY FOR WHAT IS NEXT.

Industrial building built for light to medium industrial work, with thru-traffic in mind. Ready to make it your own.



(2) 14'W X 18'H DRIVE THROUGH DOORS



10 TON BRIDGE CRANE



FLEX BUILDING



FENCED YARD

GET IN, GET OUT.

Positioned just blocks from I-20, enjoy the ability to load product, and get it to where it needs to go.



ESTIMATED DRIVE TIMES

- Downtown Birmingham - 9 minutes, 6.7 miles
- I-459 & I-65 - 16 minutes, 15.6 miles
- I-459 & I-20/59 - 13 minutes, 13.3 miles
- Tuscaloosa, AL - 48 minutes, 51.8 miles
- Trussville, AL 25 minutes, 23.2 miles

SCHEDULE A TOUR

Contact Tessa

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1, 3 & 5 MILE DEMOGRAPHICS



1 MILE

POPULATION
6,180

HOUSEHOLDS
2,620

MEDIAN AGE
36.3

MEDIAN HH INCOME
\$30,600

3 MILE

POPULATION
49,020

HOUSEHOLDS
19,390

MEDIAN AGE
39.9

MEDIAN HH INCOME
\$41,300

5 MILE

POPULATION
109,020

HOUSEHOLDS
44,970

MEDIAN AGE
40.1

MEDIAN HH INCOME
\$41,500

Source: U.S. Census Bureau ACS 2024 5-Year and TIGER/Line block groups. Area-weighted radius estimates.