



For Sale or Lease

**± 21,000 SF
Office/Warehouse Facility**

511 11th Street North, Birmingham, AL 35203

Birmingham CBD | Opportunity Zone

Brian Savage
Partner, Director
+1 205 949 2704
brian.savage@colliers.com

Colliers Alabama
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955
colliers.com

Property Overview

511 11th Street North

Building Area	±21,000 SF
Fenced Lot Area	±10,000 SF adjacent lot
Office Area	±Approximately 2,500 SF ground floor office / break room plus a 1,050 SF newly renovated 2nd floor office
Drive-Ins	(1) 10x10 with dock access; (1) 12x10; (1) 10x12; (1) 14x14
Lighting	New LED lighting in the warehouse
Roof	New 15,000 SF TPO
Power	3-phase electrical panel
Miscellaneous Details	<ul style="list-style-type: none">• 3 separate interconnected buildings plus an attached garage• Recently repaved front parking lot• Industrial space floors are partially epoxy coated• Upstairs office has access to the roof and a view of downtown Birmingham• Building visible from I-65 N• Clear height in large warehouse 13-14'• 5 large offices in main building with a break area and a training/conference room plus 1 large office on second floor• Historical Property Tax Certification, Opportunity Zone (OZ), & Switch District• Available 1G Internet
Tenant Lease:	<ul style="list-style-type: none">• ±2,500 SF lease in place• \$25,800/year in rental income plus power surcharge• Original term to 1/1/2028



For Sale:

\$1,785,000

For Lease:

\$8.50/SF NNN

Area Details



Birmingham

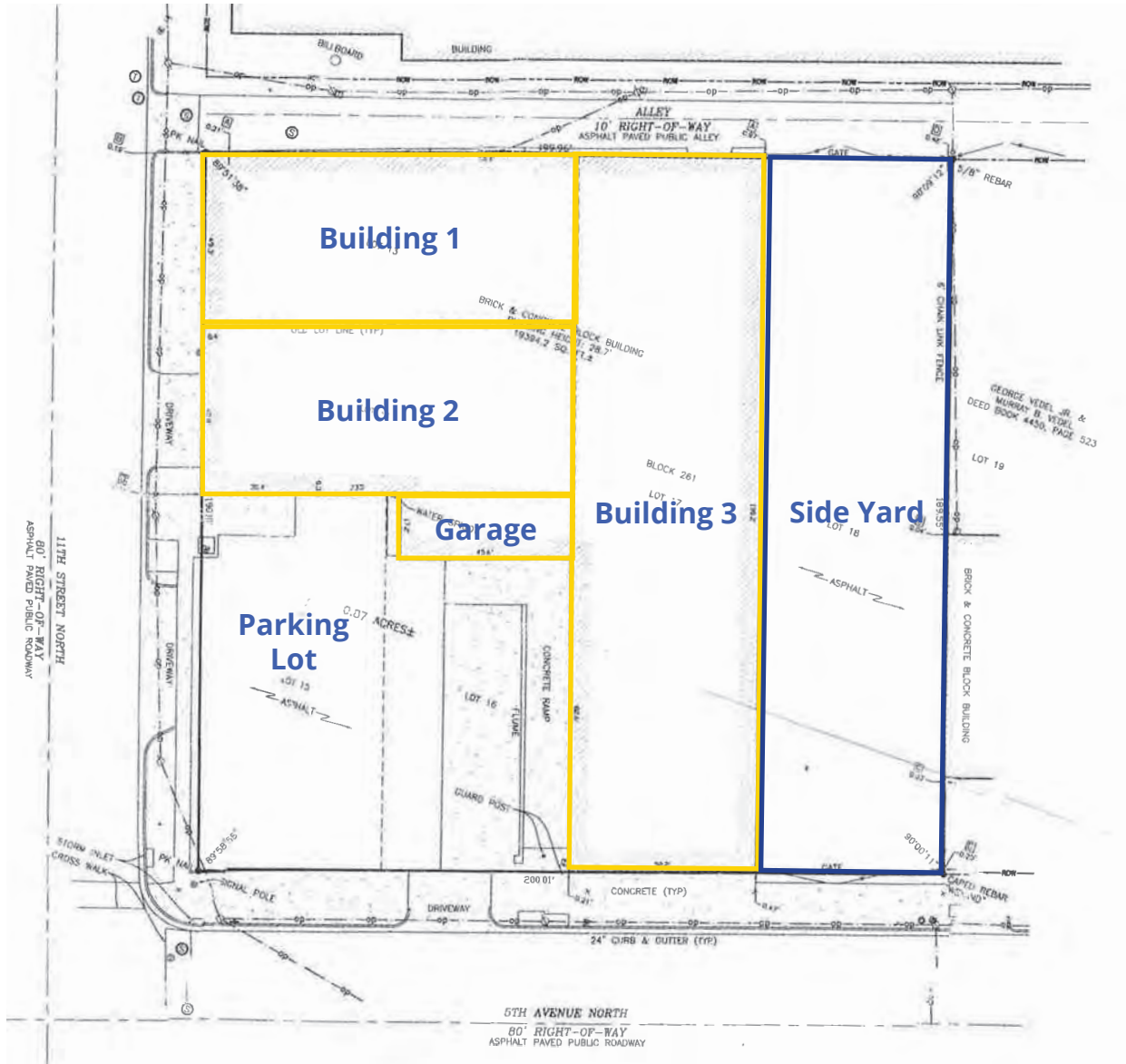


Birmingham's Railroad Park



1000 ft

Site Plan



Building Photos



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