

# 2501 17TH ST

Tuscaloosa, AL 35401

Lease Rate:  
\$4 / SF / YR

Warehouse Space  
**FOR LEASE**





## PROPERTY OVERVIEW

### Highlights

- 10,396± SF and 16,090± SF suites available
- Less than two minutes from I-359
- Grade-level loading available
- 16' clear height / 20' ceiling height

2501 17th Street offers functional warehouse/distribution space in a central Tuscaloosa industrial location. Positioned near the intersection of 17th Street and 25th Avenue, the property provides **quick access to I-359**, Downtown Tuscaloosa, and surrounding commercial and industrial corridors.

The property includes two available warehouse suites ranging from **10,396± SF to 16,090± SF**. Both suites feature concrete floors, **16' clear height, 20' ceiling height**, and practical layouts suited for storage, distribution, service operations, contractor use, and light industrial activity. Suite 1 is available immediately, while Suite 2 is currently occupied and availability will be negotiated as part of the lease process.

### Property Specs

#### Property Type

Industrial

#### Property Sub-Type

Warehouse / Distribution

#### Total Building Size

±29,070 SF

#### Available Space

±10,396 SF – ±16,090 SF

#### Year Built

Building 1: 1920

Building 2: 1950

#### Parking

Surface – Shared

#### Loading

Grade-Level Doors

#### Lease Term

36-60 Months

#### Tenancy

Multi-Tenant

### FOR LEASE

\$4 / SF / YR (NNN)

# Property Photos



# Available Suites

Suite	Size	Description
1	±10,396 SF	Unit 1 offers approximately ±10,396 SF of warehouse space with concrete floors, open storage/work areas, interior support rooms, and grade-level loading access. The suite features 16' clear height, 20' ceiling height, and a functional layout for distribution, light industrial, contractor storage, service operations, or similar commercial/industrial uses. The space is offered in as-is condition, with light buildout negotiable, and is available immediately.
2	±16,090 SF	Unit 2 offers approximately ±16,090 SF of functional warehouse/distribution space with concrete floors, 16' clear height, 20' ceiling height, one grade-level door, and one dock-high door. The suite is well suited for warehouse, distribution, service, contractor, and light industrial users needing flexible loading options in Central Tuscaloosa. The space is currently occupied, and availability will be negotiated as part of the lease process.

The property offers two warehouse suite options totaling up to approximately 26,486± SF of available space, giving tenants flexibility based on their operational needs. Both suites provide practical industrial functionality, quick access to I-359, and a central Tuscaloosa location near established commercial and industrial users.

# LOCATION & ACCESS

Tuscaloosa, Alabama



## Location Overview

2501 17th Street is located in Central Tuscaloosa near 17th Street and 25th Avenue, less than two minutes from I-359. The property sits in an established light industrial area with convenient access to Downtown Tuscaloosa, surrounding commercial corridors, and regional routes serving warehouse, distribution, service, and light industrial users.

- Less than two minutes from I-359
- Central Tuscaloosa industrial location
- Quick access to 15th Street, 17th Street, and 25th Avenue
- Approximately 10–15 minutes to Tuscaloosa National Airport
- Surrounded by light industrial and service-oriented users

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## Richard Henry

Owner  
REALTOR® | Qualifying Broker

## Delana Roe

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