



For Sale or Lease

± 21,000 SF Office/Warehouse Facility

511 11th Street North, Birmingham, AL 35203

Birmingham CBD | Opportunity Zone

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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	• 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:	• ±2,500 SF lease in place • \$25,800/year in rental income plus power surcharge • Original term to 1/1/2028



For Sale:

\$1,680,000

For Lease:

\$8.50/SF NNN

Area Details

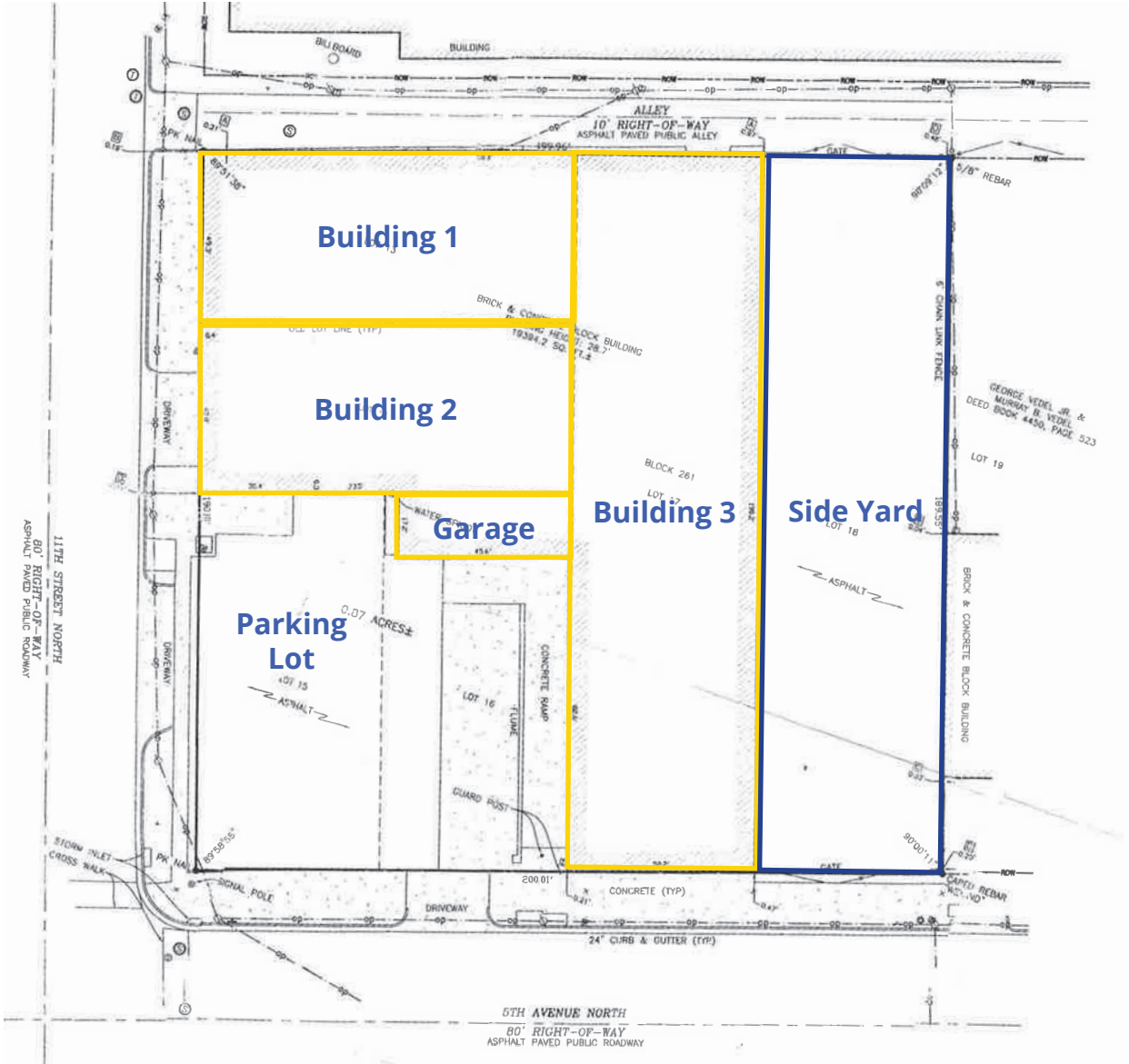


Birmingham



1000 ft

Site Plan



Building Photos



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