22307 DIESEL DR

McCalla, AL 35111

Lease: $5,500/Month

Sale: $1,300,000

OFFICE & INDUSTRIAL SHOP

FOR SALE OR LEASE

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PROPERTY OVERVIEW

Highlights

- **±4,000 SF building on ±1.5 unrestricted acres**
- **Five offices, showroom, and industrial shop**
- **Two 14' ground-level roll-up doors**
- **Fenced yard with ±19 RV spaces and multiple 50-amp hookups**
- **±300' of interstate frontage along I-20/59**

22307 Diesel Dr offers approximately **4,000 SF of office, showroom, and workshop space** on **1.5 acres in McCalla**. The building includes **five private offices**, two restrooms, and approximately **2,320 SF of shop space** with **two 14' ground-level doors**. The fenced yard features gravel and paved areas, approximately 19 RV spaces, and multiple 50-amp electrical hookups.

Located near Exit 100 on I-20/59, the property offers approximately **300 feet of interstate-facing frontage** with exposure to an estimated **65,000 vehicles daily**.

Property Specs

Property Type

Industrial

Property Sub-Type

Warehouse / Office

Building Size

±4,000 SF

Lot Size

±1.5 Acres

Year Built

2006 | Addition in 2014

Drive-In Doors

Two (2) | 14' High

Zoning

Unrestricted

Availability

For Sale or Lease

FOR SALE

$1,300,000

FOR LEASE

$5,500 / Month NNN

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Property Photos













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BUILDING & SITE DETAILS

Office, Showroom & Workshop with Fenced Yard

The property features an approximately **4,000 SF freestanding metal building** on 1.5 unrestricted acres in Tuscaloosa County. Built in 2006 with an addition in 2014, the building combines office, showroom, and workshop space suitable for a variety of commercial operations.

The **±1,620 SF office and showroom area** includes five private offices, a customer-facing sales area, and two restrooms. The **±2,320 SF industrial/shop area** features two ground-level roll-up doors approximately 14 feet high. A former third bay has been enclosed and includes multiple washer/dryer hookups for potential laundry operations or additional workspace.

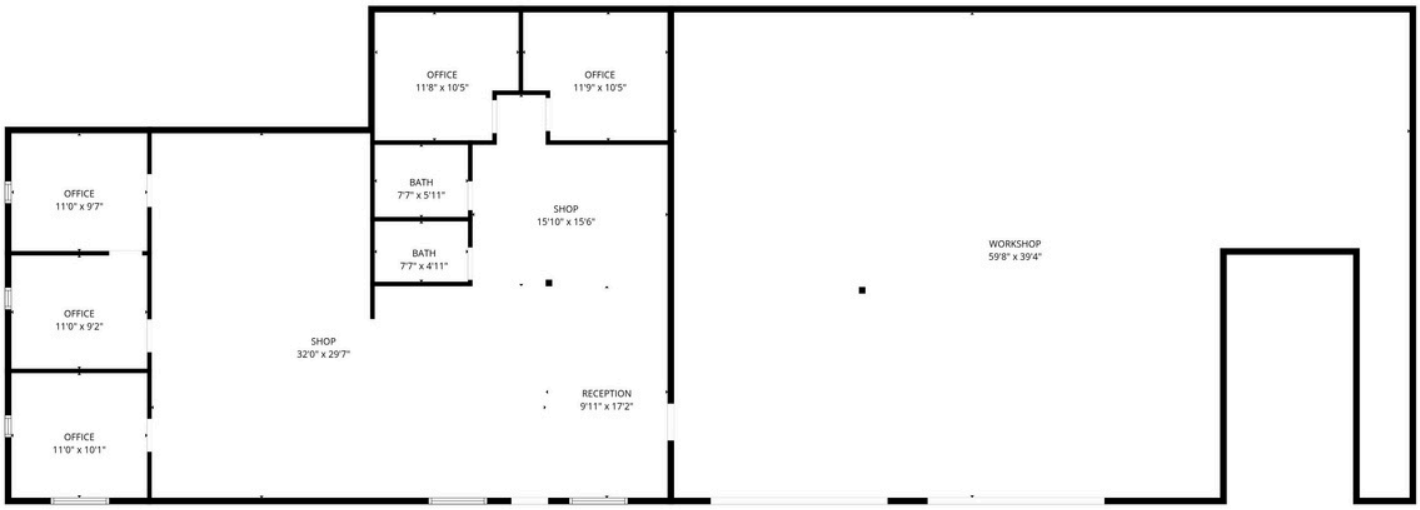
The fenced property includes both gravel and paved areas, with approximately 19 RV spaces, multiple 50-amp electrical hookups, and four septic tanks. Currently used for RV sales and service, the site offers flexibility for businesses needing indoor workspace and outdoor parking or storage.

Building & Site Highlights

- ±4,000 SF freestanding metal building
- ±1,620 SF combined office/showroom area
- ±2,320 SF industrial/shop area
- Five private offices and two restrooms
- Two 14' ground-level roll-up doors
- Enclosed former third bay with laundry hookups
- 240V electrical service
- ±1.5 acres in unrestricted Tuscaloosa County
- Fenced yard with gravel and paved areas
- ±19 RV spaces with multiple 50-amp hookups
- Four septic tanks on site
- Built in 2006 with addition in 2014

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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION & ACCESS

McCalla, Alabama



Location Overview

22307 Diesel Dr is located in eastern Tuscaloosa County near Exit 100 on Interstate 20/59. Accessible from Highway 216 via Ridgewood Drive, the property offers convenient interstate access and approximately 300 feet of frontage facing I-20/59. With an estimated 65,000 vehicles passing daily, the location provides substantial visibility for businesses serving the surrounding McCalla area and the Birmingham-Tuscaloosa corridor.

- **Interstate 20/59 | Exit 100**
- **Highway 216 Access**
- **±300' of Interstate-Facing Frontage**
- **±65,000 Vehicles Per Day**

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