

INDUSTRIAL PROPERTY FOR SALE & LEASE
3160 MCFARLAND BLVD
NORTHPORT, AL 35476



PROPERTY DESCRIPTION

Available for sale at \$2,400,000 or for lease at \$4.75 SF/Yr (NNN), 3160 McFarland Blvd is a 49,000 SF industrial facility with efficient access just off Hwy 82 / McFarland Blvd in Northport. The building features 6 dock-high doors and 1 drive-in bay, high clear-span warehouse space, and recent electrical upgrades. Positioned behind an established retail center, the property provides functional loading and convenient highway access for warehousing and distribution users.

LOCATION DESCRIPTION

Located on McFarland Blvd (Hwy 82) in Northport, the property offers direct access to one of the area's primary commercial corridors, providing convenient connectivity to Tuscaloosa and regional transportation routes.

PROPERTY HIGHLIGHTS

- 49,000 SF industrial building
- 6 dock-high doors + 1 drive-in bay
- High clear-span ceilings
- Direct access to Hwy 82 / McFarland Blvd

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$4.75 - 6.00 SF/yr (NNN)
Number of Units:	3
Available SF:	49,000 SF
Building Size:	49,000 SF

RICHARD HENRY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	10,000 - 49,000 SF	Lease Rate:	\$4.75 - \$6.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3160 McFarland Blvd	10,000 - 49,000 SF	NNN	\$4.75 SF/yr	Available for lease at \$4.75 SF/Yr (NNN), 3160 McFarland Blvd is a 49,000 SF industrial facility in Northport. The building features 6 dock-high doors and 1 drive-in bay, high clear-span ceilings, and recent electrical upgrades, providing functional space for warehousing and distribution with strong visibility and access.
Suite A	10,000 SF	NNN	\$6.00 SF/yr	Suite A offers 10,000 SF warehouse space to be subdivided within a well-located industrial facility on McFarland Blvd in Northport. The space features approximately 20-foot ceiling heights, a dock-high loading door, and efficient clear-span layout suitable for warehousing, distribution, or light manufacturing users. Positioned with direct access to Hwy 82 and quick connectivity to I-20 and I-59, the suite provides functional logistics, strong frontage along a primary commercial corridor, and proximity to retail and service amenities.
Suite B	24,000 SF	NNN	\$6.00 SF/yr	Suite B offers 24,000 SF warehouse space to be subdivided within a Class B industrial facility on McFarland Blvd in Northport. The space features approximately 20-foot ceiling heights, three dock-high loading doors, a built-in office area with private restrooms, and a functional clear-span layout well-suited for distribution, warehousing, or light manufacturing users. With direct access to Hwy 82 and quick connectivity to I-20 and I-59, the suite provides efficient logistics, strong visibility along a primary commercial corridor, and proximity to retail and service amenities.
Suite C	15,000 SF	NNN	\$6.00 SF/yr	Suite C offers 15,000 SF warehouse space to be subdivided within a Class B industrial facility on McFarland Blvd in Northport. The space features approximately 20-foot ceiling heights, two dock-high loading doors, one grade-level drive-in door, and ramp access, providing flexible loading options for a variety of industrial users. With direct access to Hwy 82 and quick connectivity to I-20 and I-59, the suite supports efficient operations while benefiting from visibility along a primary commercial corridor and proximity to retail and service amenities.

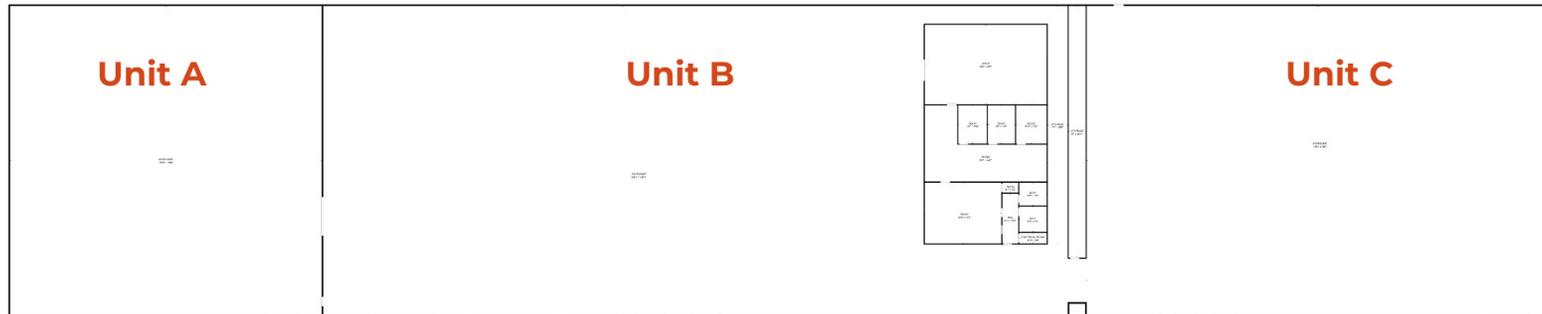
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ESTIMATED AREAS

GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 49852 sq. ft
Total GLA 0 sq. ft, total area 49852 sq. ft

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

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