

20099 SHERMAN RD

Northport, AL 35475

Lease Rate:
\$2,000 / MO

WAREHOUSE SPACE
FOR LEASE





PROPERTY OVERVIEW

Highlights

- 2,400 SF freestanding warehouse
- Two 12' x 12' grade-level drive-in doors
- 20' ceiling height
- HVAC and spray-foam insulation
- Coded entry and security cameras

20099 Sherman Road offers a recently constructed **2,400 SF freestanding warehouse** on approximately 2.5 acres in Northport, Alabama. Built in 2025, the **40' x 60' metal building** provides a clean, open layout suited for storage, equipment, service operations, contractors, and other businesses needing functional warehouse space.

The warehouse features a **20' ceiling height**, **two 12' x 12' grade-level drive-in doors**, concrete flooring, **spray-foam insulation**, **heating and air conditioning**, and a private restroom. **Coded entry and security cameras** provide added control over building access.

A **large concrete apron** extends across the drive-in side of the building, providing convenient space for vehicle, trailer, equipment, and material access.

Property Specs

Property Type

Warehouse

Building Size

2,400 SF

Building Dimensions

40' x 60'

Ceiling Height

20'

Drive-In Doors

Two 12' x 12'

Year Built

2025

Tenancy

Single-Tenant

Lot Size

2.5 Acres

FOR LEASE

\$2,000 / MO

Property Photos



WAREHOUSE DETAILS

Functional Freestanding Industrial Space

20099 Sherman Road provides a straightforward warehouse configuration with a predominantly open interior and convenient grade-level access. The clear, open floor area allows tenants to configure the building around storage, equipment, vehicles, materials, or day-to-day business operations.

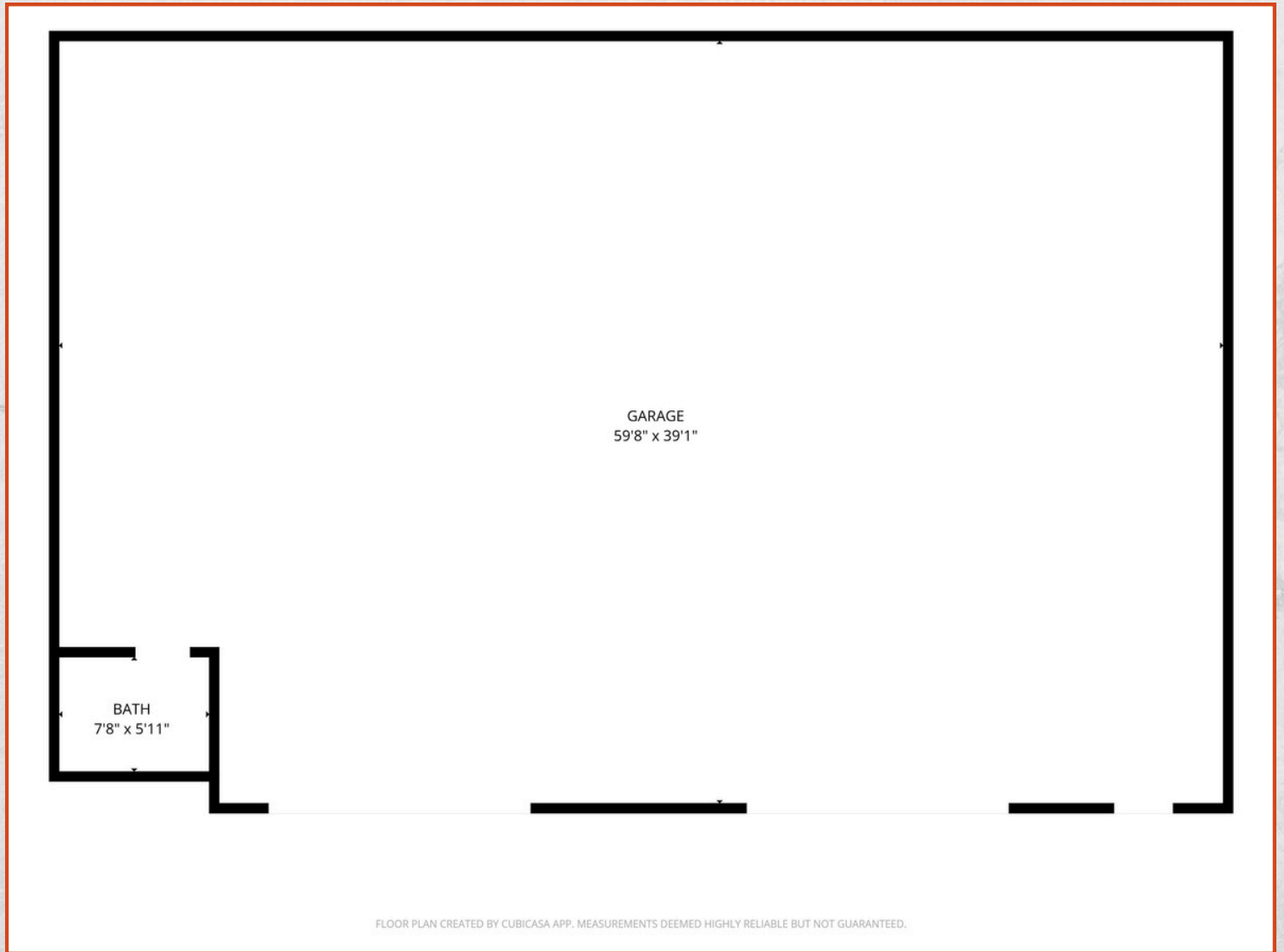
Two 12' x 12' grade-level drive-in doors open directly onto a large concrete apron, allowing vehicles and trailers to pull directly up to the building. The 20' ceiling height provides additional vertical clearance, while spray-foam insulation and HVAC help maintain a more comfortable interior environment throughout the year.

The property also includes a private restroom, coded personnel entry, and security cameras. Its freestanding configuration and approximately 2.5-acre site provide a level of privacy and operational flexibility that can be difficult to find in a traditional multi-tenant industrial setting.

Warehouse Highlights

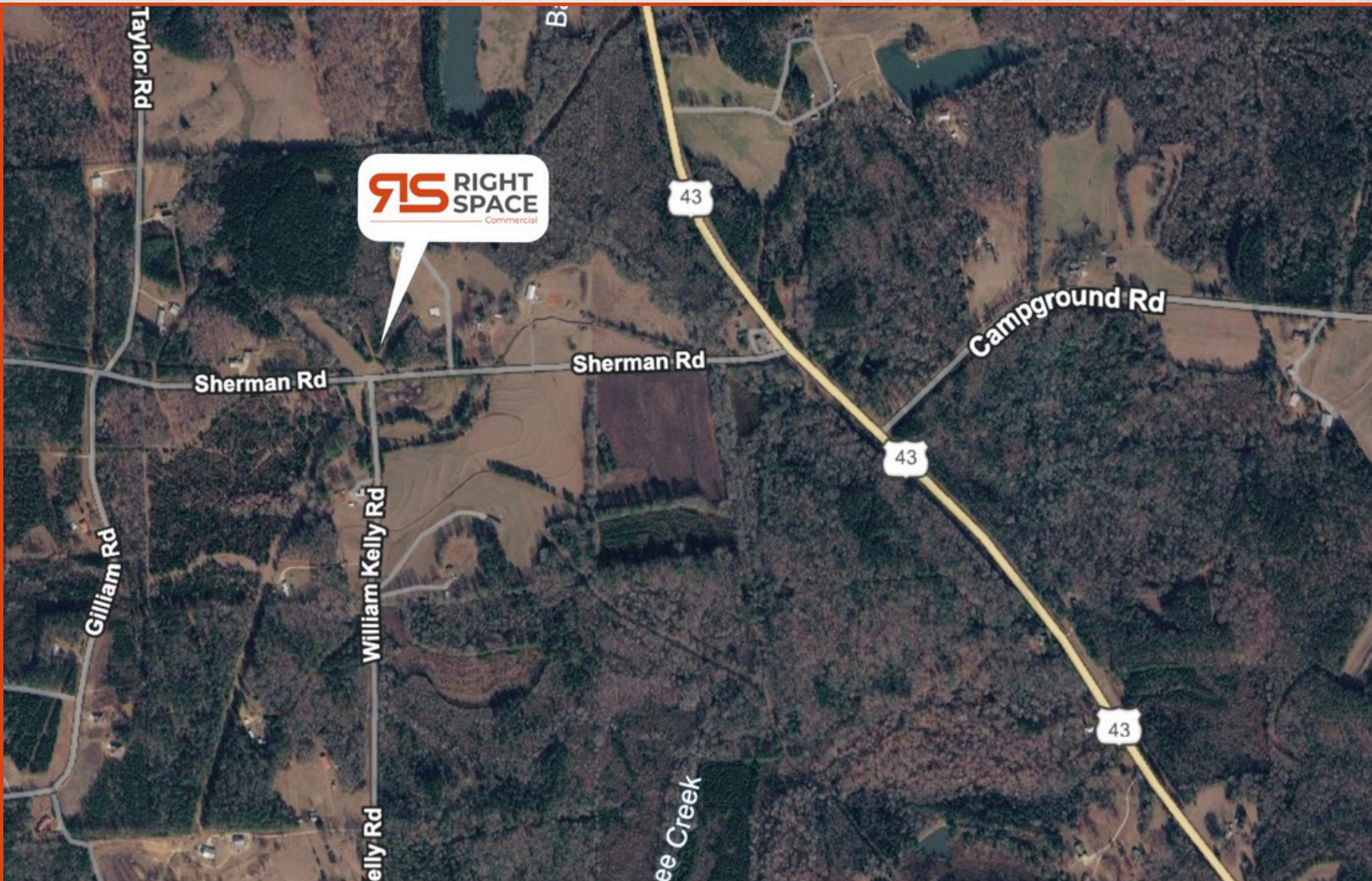
- 2,400 SF freestanding building
- 40' x 60' warehouse footprint
- 20' ceiling height
- Two 12' x 12' grade-level doors
- Open warehouse layout
- Concrete slab flooring
- Spray-foam insulated walls and roof
- Heating and air conditioning
- Private restroom
- Coded personnel entry
- Security cameras
- Large concrete access apron

FLOOR PLAN



LOCATION & ACCESS

Northport, Alabama



Location Overview

20099 Sherman Road is located in north Tuscaloosa County near the intersection of Sherman Road and William Kelly Road. The property offers convenient access to Highway 43, providing a practical connection to Northport, Tuscaloosa, and surrounding communities.

Its location outside the more densely developed areas of Northport gives industrial users room to operate while maintaining access to one of the primary north-south routes serving northern Tuscaloosa County.

- Convenient access to Highway 43
- Near Sherman Road and William Kelly Road
- Approximately 350' of Sherman Road frontage

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