

# 3160 MCFARLAND BLVD

Northport, AL 35476

Warehouse Space  
**FOR SALE OR LEASE**





## PROPERTY OVERVIEW

### Highlights

- 49,000 SF warehouse building on 3.6 acres
- Approx. 46,200 SF warehouse area plus 2,800 SF office area
- Six dock-high doors plus one drive-in door
- Fenced unpaved yard area
- Located along Hwy 82/McFarland Blvd

3160 McFarland Blvd offers a flexible warehouse opportunity along the **Hwy 82/McFarland Blvd corridor in Northport**. Formerly occupied by the West Alabama Food Bank, the property includes a **49,000 SF industrial building on 3.6 acres** and is available for sale or lease.

The building can be occupied as a full-building opportunity or divided into three warehouse units of approximately 10,000 SF, 24,000 SF, and 15,000 SF. Features include approximately 46,200 SF of warehouse area, approximately **2,800 SF of office area**, **six dock-high doors**, **one 12' x 12' drive-in door**, concrete slab flooring, metal construction, on-building signage, and a **fenced yard area**.

### Property Specs

#### Property Type

Industrial

#### Property Sub-Type

Warehouse / Distribution

#### Total Building Size

±49,000 SF

#### Available Space

±10,000 – ±49,000 SF

#### Year Built / Renovated

1968 / 2025

#### Zoning

C-6 Highway Commercial

#### Loading

6 Dock-High + 1 Drive-In

#### Ceiling Height

18' – 29'

#### Tenancy

Multi-Tenant or Single

### FOR LEASE OR SALE

Lease: \$4.75 - \$6 / SF / YR (NNN)

Sale: \$2,400,000

# Property Photos

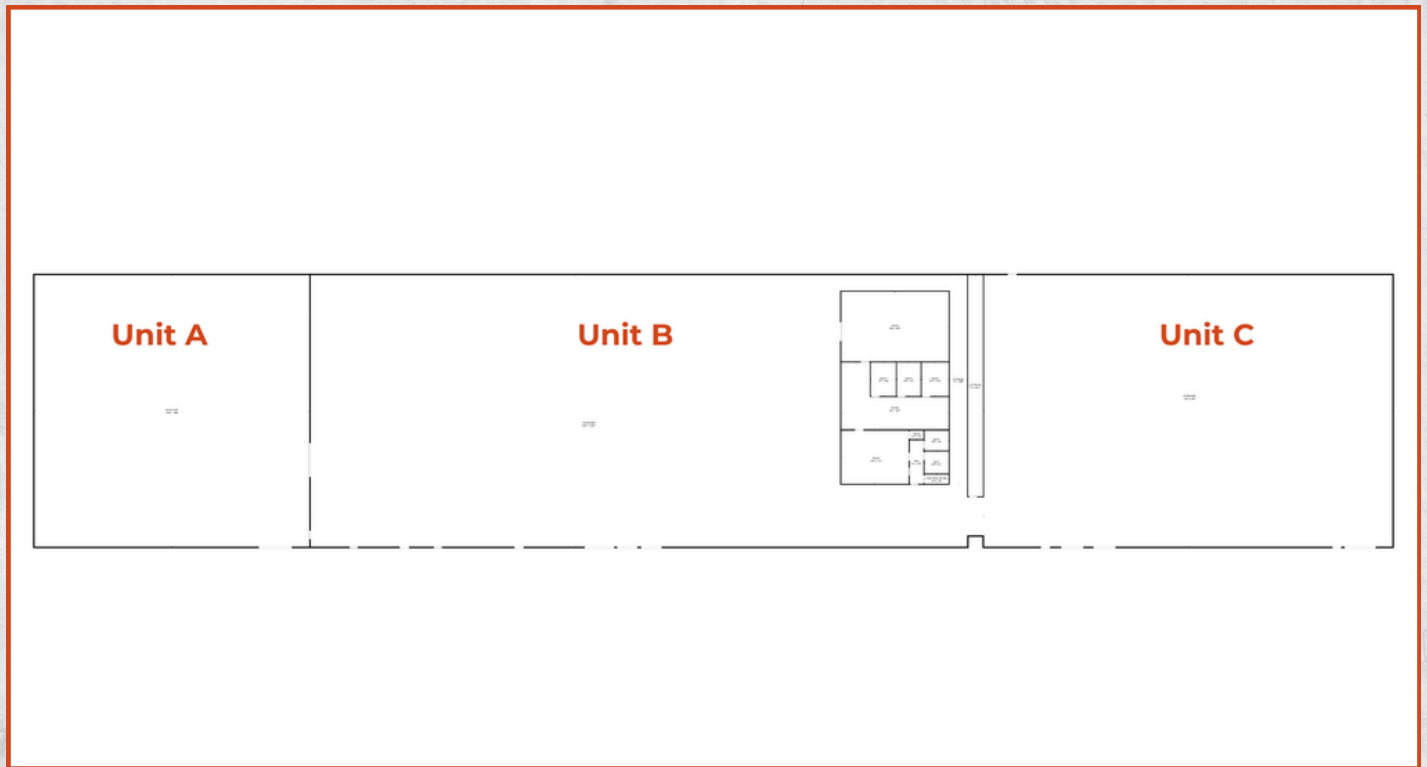


# Available Suites

Suite	Size	Description
<b>Full Building</b>	<b>±49,000 SF</b>	Former West Alabama Food Bank facility available for sale or lease at 3160 McFarland Blvd in Northport. This 49,000 SF industrial/warehouse building sits on 3.6 acres and can be occupied as a full-building opportunity or divided into three units. Features include 46,200 SF of warehouse area, 2,800 SF of office area, six dock-high doors, one drive-in door, concrete slab flooring, fenced unpaved yard area, and on-building signage.
<b>A</b>	<b>±10,000 SF</b>	Suite A offers 10,000 SF of warehouse space for lease within the former West Alabama Food Bank facility on McFarland Blvd in Northport. The suite includes concrete slab flooring, 18' ceiling height, one 12' x 12' dock-high door, on-building signage, and access to a fenced unpaved yard area. Available immediately at \$6/SF/year NNN.
<b>B</b>	<b>±24,000 SF</b>	Suite B is a 24,000 SF warehouse and office suite with approximately 21,200 SF of warehouse area and 2,800 SF of office area. Features include concrete slab flooring, 29' ceiling height, one 18' x 10' dock door, and two 8' x 8' dock-high doors. Available immediately in Northport.
<b>C</b>	<b>±15,000 SF</b>	Suite C is a 15,000 SF warehouse suite with concrete slab flooring, 22' ceiling height, two 8' x 8' dock-high doors, and one 12' x 12' drive-in door. The suite is configured as warehouse space, making it a strong fit for storage, contractor, service, distribution, or light industrial use.

The property offers flexible occupancy options ranging from individual warehouse suites to a full-building opportunity. With multiple dock-high doors, drive-in access, office area, yard functionality, and direct access to the McFarland Blvd corridor, 3160 McFarland Blvd can support a range of warehouse, distribution, service, contractor, supply, and owner-user needs.

# FLOOR PLAN



## SPACE CONFIGURATIONS

- 49,000 SF full-building opportunity
- Divisible into three warehouse units
- Unit A: 10,000 SF warehouse space
- Unit B: 24,000 SF warehouse/office space
- Unit C: 15,000 SF warehouse space
- Six total dock-high doors
- One 12' x 12' drive-in door
- Fenced unpaved yard area available

***Full-building or individual suite options available depending on tenant needs.***

# LOCATION & ACCESS

Northport, Alabama



## Location Overview

3160 McFarland Blvd is located along Highway 82/McFarland Blvd in Northport, one of the primary commercial corridors serving the Tuscaloosa and Northport market. The property is positioned west of the Highway 69 intersection, providing convenient access to nearby retail, service, medical, residential, and commercial areas.

- Located along Highway 82 / McFarland Blvd
- West of the Highway 69 intersection
- Convenient access to Northport and Tuscaloosa
- Near established retail, medical, service, and commercial anchors
- Practical corridor location for warehouse, service, contractor, and distribution users
- Access to surrounding West Alabama markets

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