

RETAIL/FLEX WAREHOUSE SPACE

FOR SALE | PRICE: \$1,500,000
6451 MCFARLAND BOULEVARD



LOCATION INFORMATION

Building Type	Retail/Flex Warehouse Space
Street Address	6451 McFarland Boulevard
City, State, Zip	Northport, AL 35476
County	Tuscaloosa

BUILDING INFORMATION

Year Built	2010
Ceiling Height	10-18 ft
Roof	Metal, 9 years old
Parking Spots	70± Surface Lot Spaces
Annual Taxes (2018)	\$19,441
Zoning	C6
Notable Features	Central HVAC, Security System, Sprinkler System, Loading Dock



PROPERTY HIGHLIGHTS

- 41,656± SF building situated on 2.94± AC
- Strong retail corridor by Lowe's and Walmart
- Numerous international industrial companies located nearby, including Eberspaecher, Metalsa and ZF
- Large adjacent retail development underway
- Proximate to the Tuscaloosa Regional Airport and The University of Alabama
- Situated in one of Alabama's strongest & most diverse economic markets with a large adjacent retail development underway
- Appraised for \$2,580,000 in March 2019
- On-site showings: call for appointment
- Hilco Real Estate, LLC in cooperation with Ron Young, Inc., AL Broker, Lic. #000080484-2.

