



# Industrial Warehouse For Sale/Lease

2800 Messer Airport Hwy, Birmingham, Alabama 35203



116,600  
SF



Land Size  
4.23 Acres



Opportunity  
Zone



SALES PRICE

2,725,000

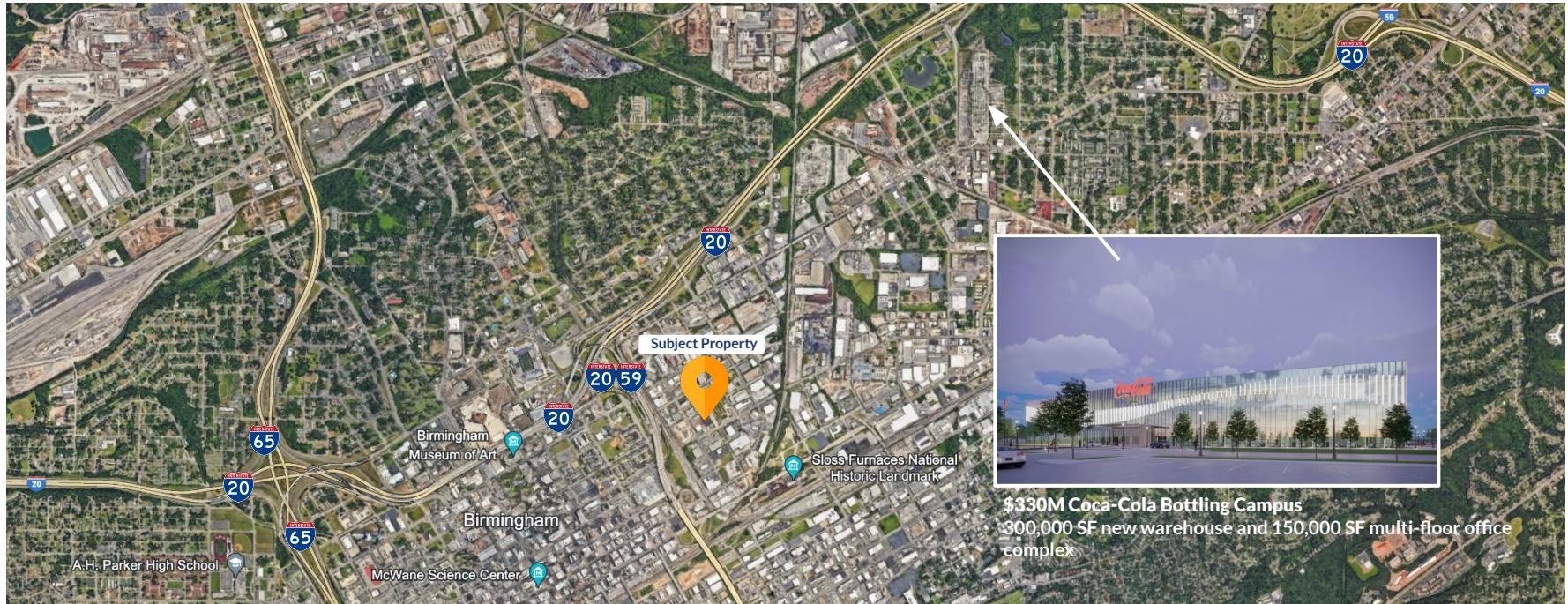
LEASE RATE | \$4.25 SF NNN

## Property Overview

**Property owners will sell buildings separately, please call for pricing.** Located in an opportunity zone on Messer Airport Highway. Just one block from Red Mountain Expressway and a few blocks from Birmingham's Central Business District. This property offers five unique spaces sure to fit anyone's distribution or manufacturing needs (Zoning M2).

- Buildings can be leased on a short term basis
- Building can be purchased significantly below replacement cost
- Sprinkler System throughout the building
- 3.5 miles to Birmingham International Airport. Less than one mile to I-20/59 and two miles to I-65
- Spaces available – 54,500 SF / 9,100 SF / 11,600 SF / 29,000 SF / 12,400 SF

# Location Overview



To further complement this location, it was recently announced that a \$330 million Coca-Cola Bottling campus is underway in Birmingham, Alabama (Kingston). The campus is a 5-minute drive from the subject property, and it is merely 2 miles away. Coca-Cola United announced details of its planned new campus after getting approval for incentives from the Jefferson County Commission. The new campus on the former Stockham Valves property will cost in excess of \$330 million and take three years to complete.

Jefferson County will provide about \$2 million to assist in remediation of the former Stockham Valves property in Kingston that will be the site of the new campus. Coca-Cola Bottling Company United, Inc. officially announced its estimated \$330 million investment in a “new, multifaceted Birmingham Coca-Cola facility in the Kingston community that is expected to create up to 50 new jobs and retain more than 750 jobs in the Magic City.” (Source: AL.com / Image: Coca Cola United)

[Click here to learn more](#)



INTERSTATE  
20 59



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Information deemed reliable but not guaranteed.

# Space 1

This building offers 54,500 SF, Including 5,700 SF that can be used as an office. The office will have an interior demolition.

- 3 Dock Highs
- Warehouse - 13'6" - 20' Clear Heights  
Office - 10' Clear Height
- 5,700 SF by Messer Airport Hwy can be office or warehouse.



## LEASE TERMS

**Lease Type:** NNN

**Total Space:** 54,500 SF

**Lease Term:** Negotiable

**Lease Rate:** \$4.25 SF

# Space 2



Open space with great Clear Heights.

- 4 Dock Highs
- 19'6" Clear Height
- 9,100 SF

## LEASE TERMS

**Lease Type:** NNN

**Total Space:** 9,100 SF

**Lease Term:** Negotiable

**Lease Rate:** \$4.25 SF

# Space 3

Corner space with access to Messer Airport Hwy and 28th Street.

- 1 Drive-in Door
- 11'6" Clear Height
- The ability to add more doors
- Outdoor Space Available



## LEASE TERMS

**Lease Type:** NNN

**Total Space:** 11,600 SF

**Lease Term:** Negotiable

**Lease Rate:** \$4.25 SF

# Space 4



This building consists of 29,000 SF.

- Can add Dock-high or Drive-in door
- 13'6" Clear Heights

## LEASE TERMS

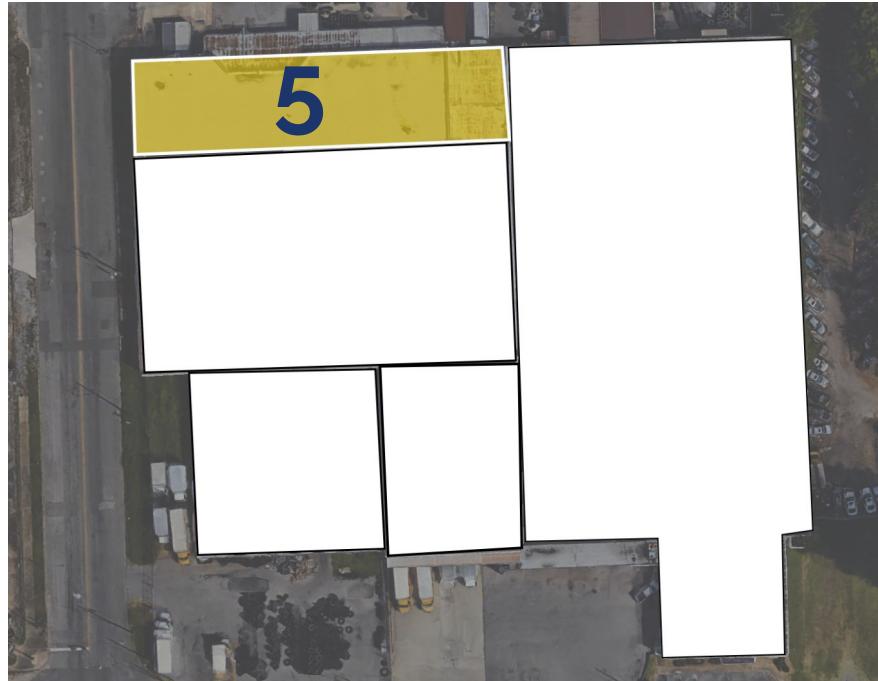
**Lease Type:** NNN

**Total Space:** 29,000 SF

**Lease Term:** Negotiable

**Lease Rate:** \$4.25 SF

# Space 5



This building consists of 12,400 SF.

- 1 Dock High Door
- 13'5" Clear Height
- The ability to add more doors

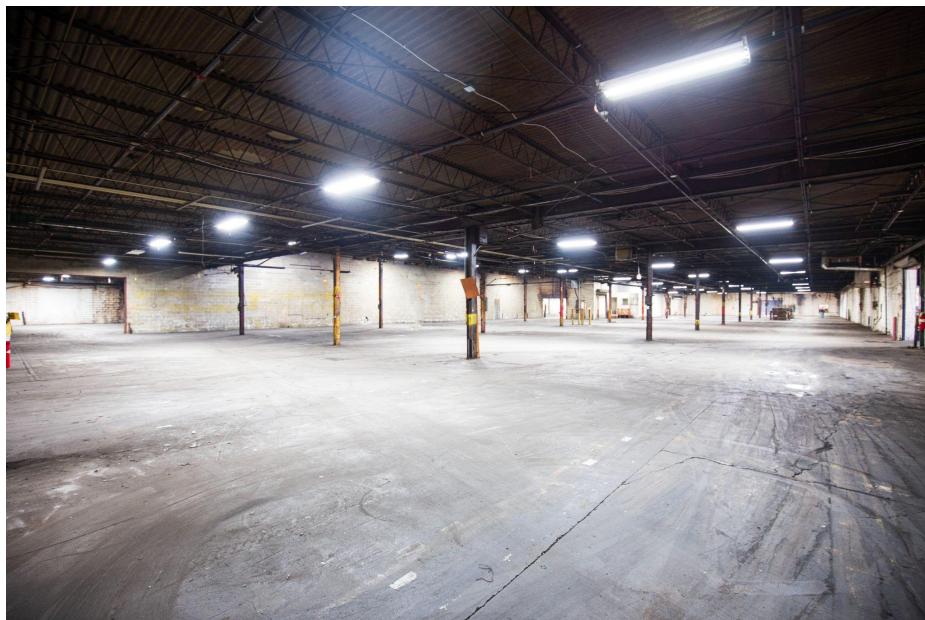
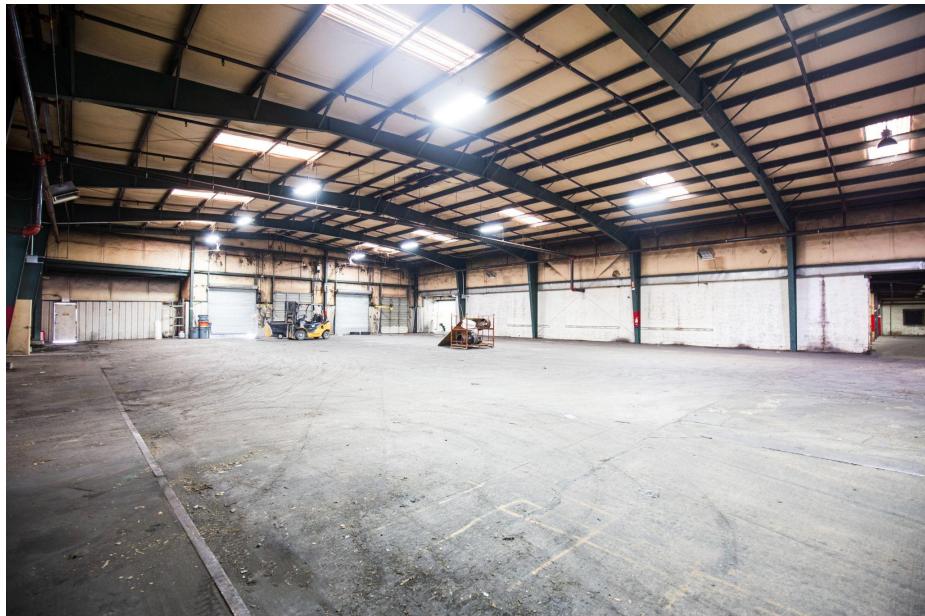
## LEASE TERMS

**Lease Type:** NNN

**Total Space:** 12,400 SF

**Lease Term:** Negotiable

**Lease Rate:** \$4.25 SF



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# Contact Information

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