



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

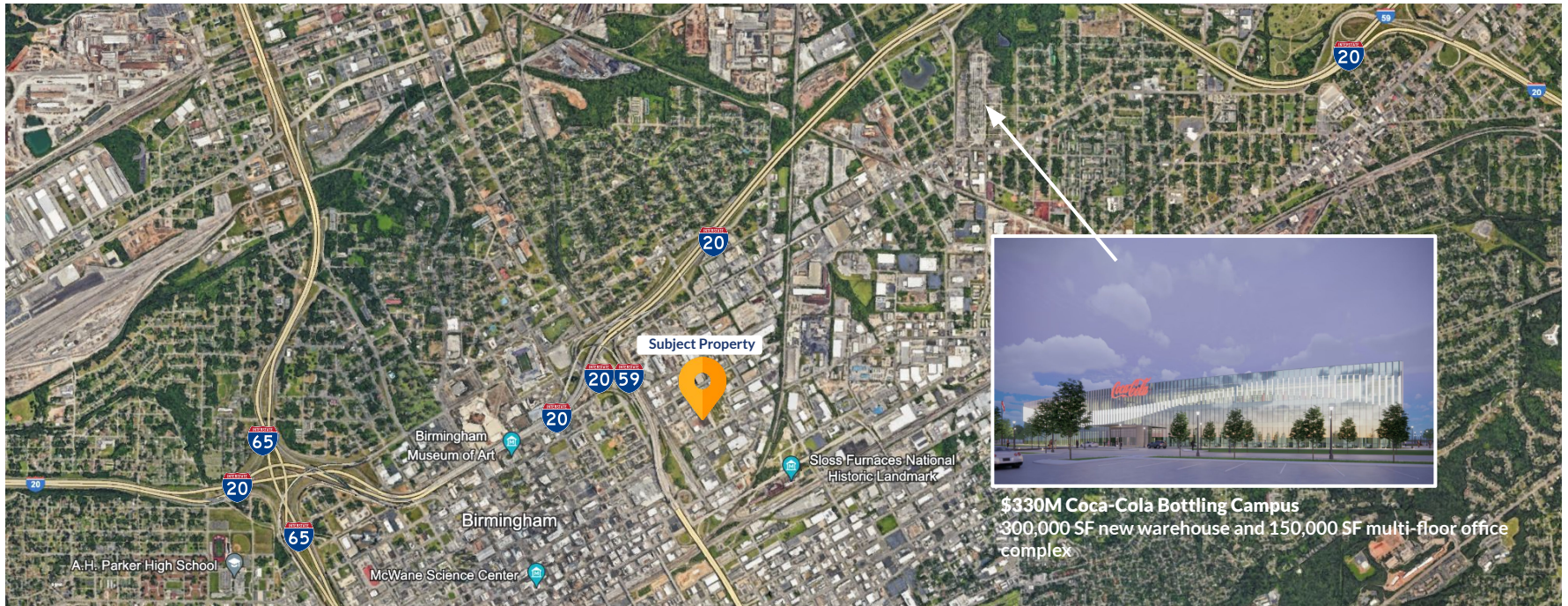
Property Overview

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](#)





7th Ave N



WYATT BUILDS
Multi Million Dollar
Renovation

Yard Space

28th St N



NEW CONSTRUCTION
COMPLETE
\$12M Stivers Ford Truck
Division

Airport Hwy

5

1

4

3

2

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

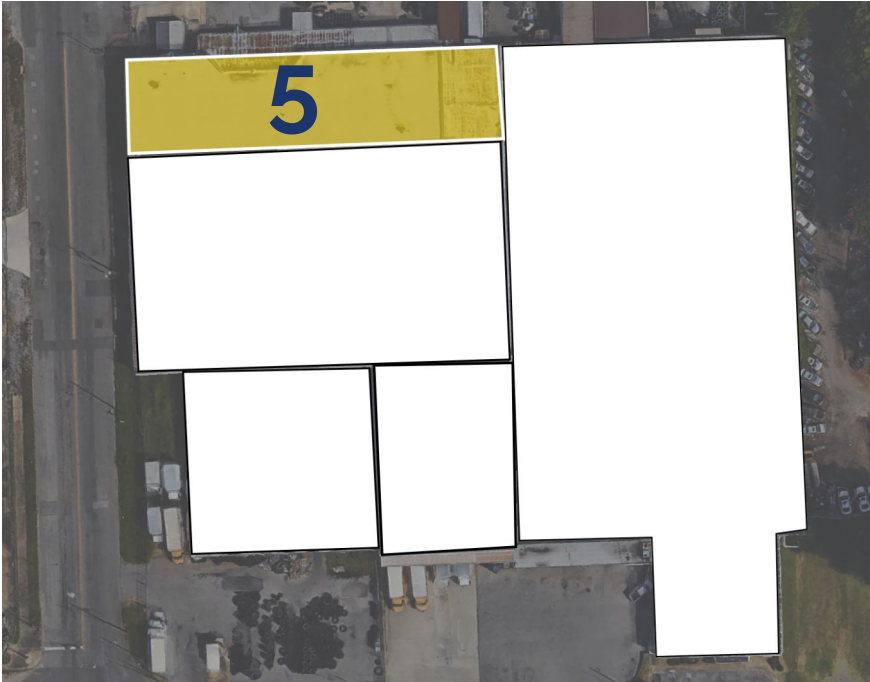
Lease Term: Negotiable

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



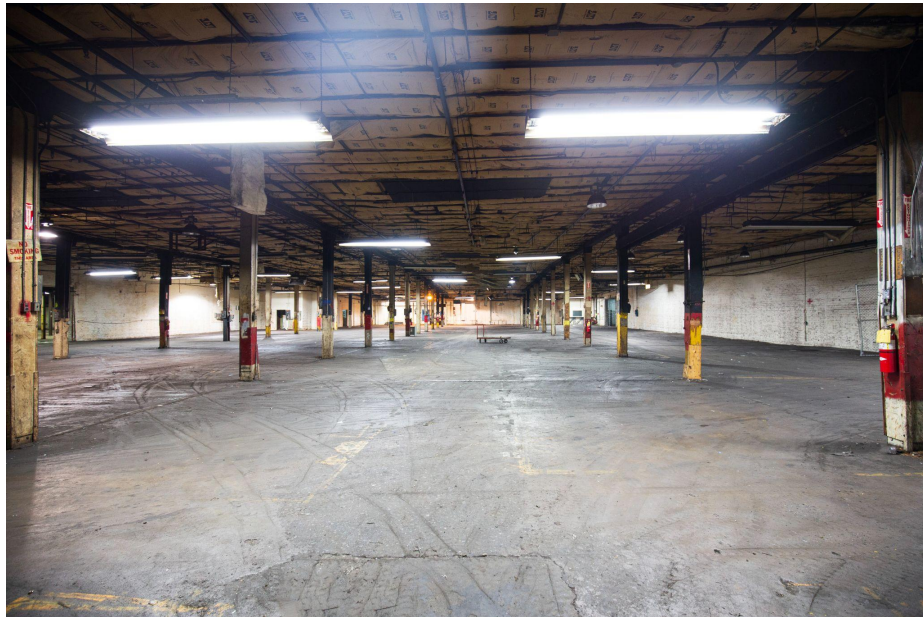
LEASE TERMS

Lease Type: NNN

Total Space: 12,400 SF

Lease Term: Negotiable

Lease Rate: \$4.25 SF



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Information deemed reliable but not guaranteed.





\$330M Coca-Cola Bottling Campus
300,000 SF new warehouse and
150,000 SF multi-floor office
complex

Avondale Park

Sloss Furnaces National
Historic Landmark

Lakeview District

Red Mountain Expressway

Birmingham

Birmingham's Central
Business District

McWane Science Center

Railroad Park
Foundation

Birmingham
Museum of Art

LEGACY ARENA

Protective
Stadium

TOPGOLF

New Stivers
Ford Site

2800 Messer
Airport Hwy

SLOSS

BACK FORTY
REAL ESTATE

WYATT
BUILDS

INTERSTATE
20 59

INTERSTATE
20

INTERSTATE
65

INTERSTATE
65

65

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