

1318 1st Avenue North

Birmingham, AL 35203

FOR SALE OR LEASE



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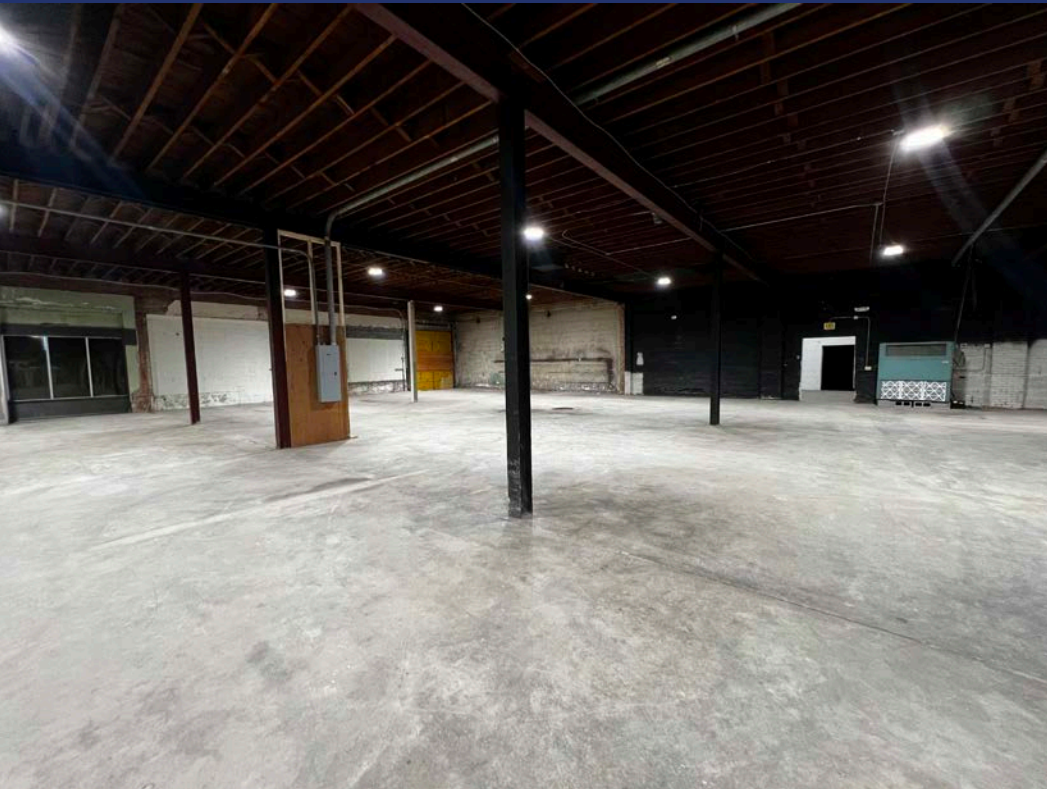
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Newly Renovated
Warehouse/Flex
Space on 1st
Avenue North

IRONVEST
PARTNERS

Property Highlights

- **Renovations Include:** A new restroom and new roll-up door
- **Versatile Flex Layout:** The current layout offers the opportunity to accommodate single or multiple users
- **Proximity to Key Locations:** Just two blocks from I-65, nine blocks from I-20/59, seven blocks from downtown Birmingham, and two blocks from Parkside



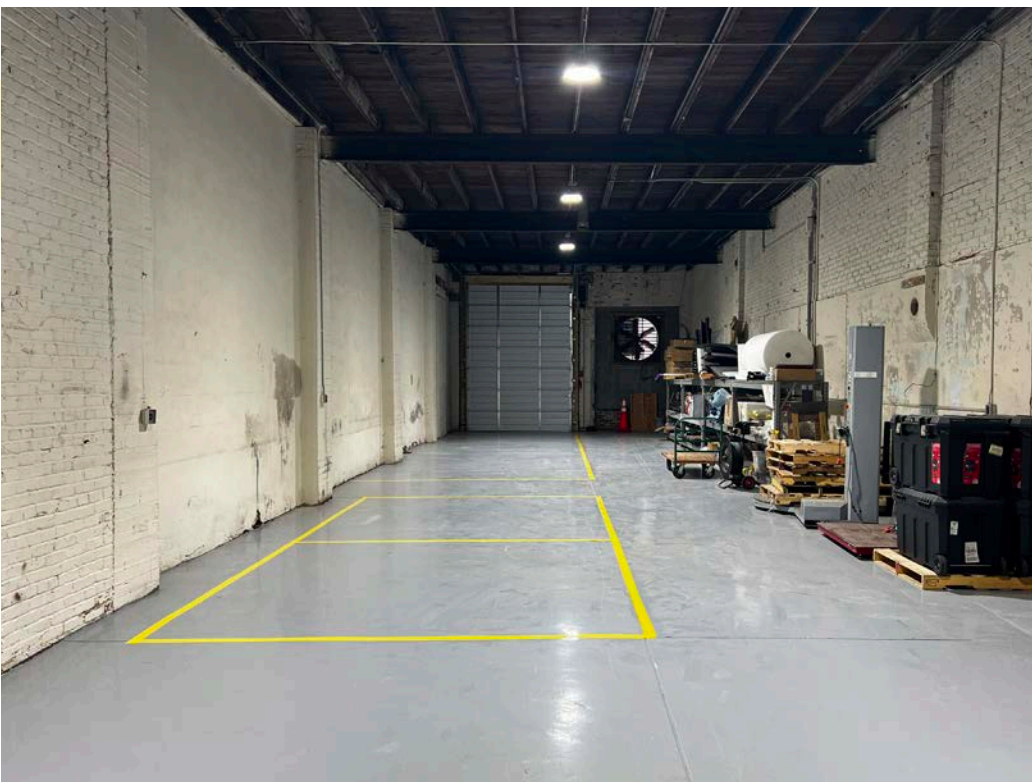
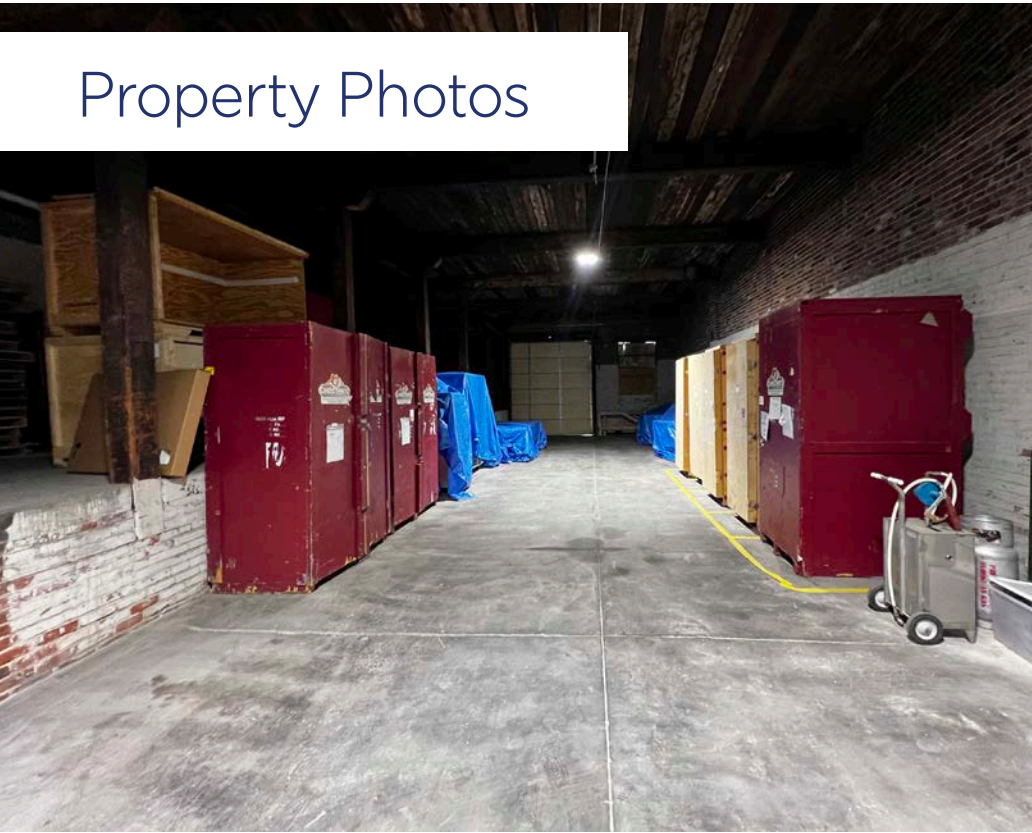
Specifications

Address	1318 1st Avenue North Birmingham, AL 35203
Property Type	Warehouse/Flex
Total SF	±22,995 SF
Available SF	±7,236 SF
Land Area	±.53 Acres
Year Built/Renovated	1940/2025
Roll-Up Doors	Two (2) - One recently replaced
Clear Heights	13'-14'
Power	440V 3-Phase Power
Zoning	M-1 (Light Industrial)
Parking	±7,000 SF Onsite Lot
Opportunity Zone	Yes

Sales Price: \$1,125,000 | Lease Rate: \$4.25/SF NNN



Property Photos



±7,000 SF On-Site Parking Available



Location Highlights

1318 1st Avenue North offers exceptional accessibility just two blocks from I-65 and minutes from I-20/59, placing it within a short drive of Downtown Birmingham's business core. Situated in a vibrant mixed-use corridor surrounded by restaurants, lofts, small manufacturers, and service businesses, the property benefits from steady daytime activity and strong connectivity.

